



6, Custom House Place
Penarth, CF64 1TP

Watts
& Morgan

6 Custom House Place

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£229,500 Freehold

1 Bedroom | 1 Bathroom | 1 Reception Room

A beautifully presented, charming one bedroom mid-terraced house situated in a prime spot within the ever popular Penarth Marina, boasting spectacular water views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; open plan kitchen/living/dining room. First floor landing, spacious primary bedroom and a family bathroom. Externally the property benefits from landscaped front and rear gardens, one allocated parking space to the rear with additional visitor parking available. EPC Rating: 'C'.

Directions

Penarth Town Centre – 0.9 miles

Cardiff City Centre – 3.7 miles

M4 Motorway – 9.8 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Entered via an obscure glazed composite front door into a spacious and beautifully presented open plan kitchen/living/dining room which benefits from parquet wood block effect vinyl flooring, a carpeted staircase leading to first floor landing and a uPVC double glazed window to the front elevation enjoying superb water views over the basin.

The kitchen showcases a range of base and wall units with laminate work surfaces. Integral appliances to remain include: a 4-ring electric hob with an extractor hood over, an electric oven and a microwave. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a stainless steel sink with mixer tap, tiled splashback, a wall mounted 'Veissmann' combi boiler (fitted 2025) and a uPVC double glazed window to the rear elevation with a uPVC glazed door providing access to the rear garden.

The first floor landing enjoys carpeted flooring, a loft hatch providing access to a loft space and a uPVC double glazed window to the rear elevation.

The spacious bedroom enjoys continuation of carpeted flooring, a large recessed storage cupboard and a uPVC double glazed window to the front elevation enjoying elevated water views.

The family bathroom has been fitted with a 3-piece white suite comprising: a large shower cubicle with a thermostatic rainfall shower and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a low level dual flush WC. The bathroom further benefits from vinyl flooring, fully tiled walls, a wall mounted chrome towel radiator and an obscure glazed uPVC double glazed window to the rear elevation.

GARDEN & GROUNDS

The pretty front garden is predominantly laid with a variety of mature shrubs and borders.

The low maintenance rear garden is predominantly laid with chippings and provides ample space for outdoor entertaining and dining. A rear gate provides access to the rear car park and your allocated parking space. Additional visitor parking is available.

ADDITIONAL INFORMATION

All mains services connected.

Freehold.

EPC Rating "C".

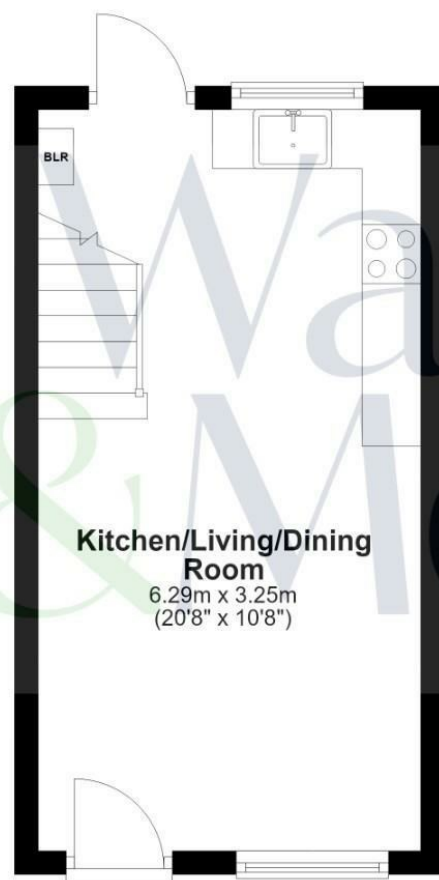
We have been reliably informed the Service Charge is £33.50pcm towards upkeep of communal areas.

Council tax band 'D'.



Ground Floor

Approx. 20.4 sq. metres (220.0 sq. feet)



First Floor

Approx. 20.2 sq. metres (217.3 sq. feet)



Total area: approx. 40.6 sq. metres (437.3 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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