



Heol Tre Forys, Penarth, CF64 3RE

Welcome to

Heol Tre Forys, Penarth

Ideal for first time buyers and investors this well-presented apartment is situated on the sought after Caversham Park development in Penarth. With dedicated parking, two bedrooms, separate kitchen, spacious lounge and attractive forest and parkland views, this is a lovely home and should be viewed.

Entrance Hall

Entered via a solid timber door, telephone entry system, airing cupboard housing hot water tank, laminate flooring and doors leading to the lounge, two bedrooms and bathroom.

Lounge

Double glazed bay window to side with attractive forest views, laminate flooring and door to kitchen.

Kitchen

Double glazed window to side overlooking trees and the park. Single bowl and drainer sink unit with mixer tap over. Floor and wall mounted kitchen units with contrasting work surface over. Tiled splashbacks. Electric oven. Electric hob. Cooker hood. Fridge-freezer. Space for dishwasher. Laminate flooring.

Bedroom 1

Double glazed window to rear overlooking gardens and mature trees. Built-in double wardrobe. Electric storage heater.

Bedroom 2

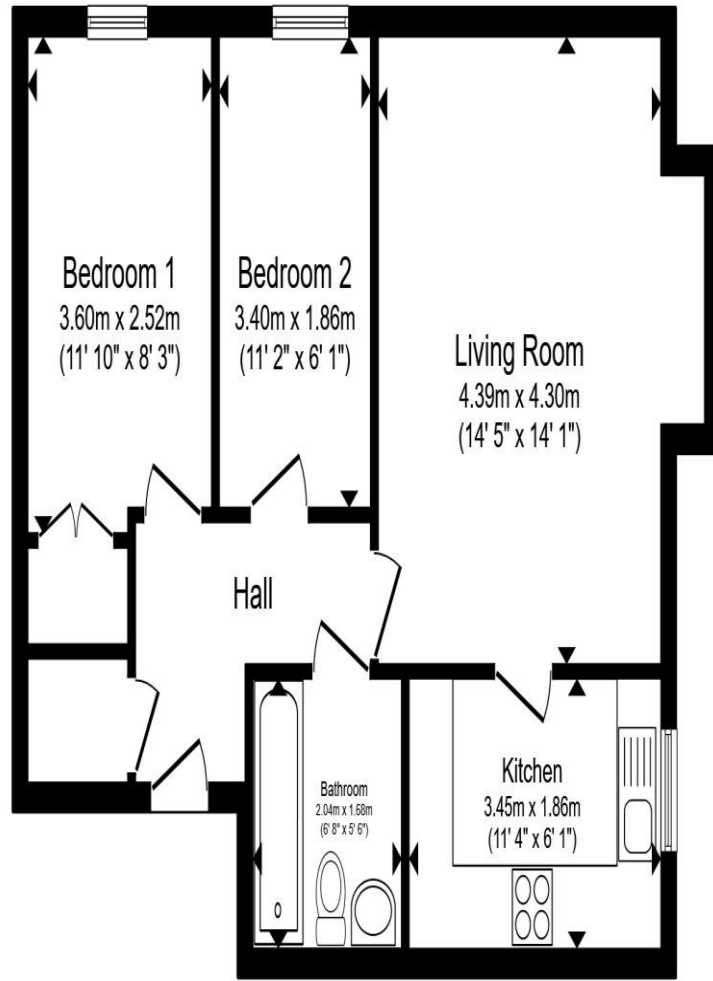
Double glazed window to rear overlooking gardens and mature trees. Electric storage heater.

Bathroom

Panelled bath with period-style mixer tap, electric shower and screen over. Wash hand basin. WC. Tiled splashbacks. Tiled floor.

Parking

Allocated parking space to front of building.



Floor Plan

Total floor area 54.5 m² (586 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Heol Tre Forys, Penarth

- A two bedroom apartment set in a popular residential location in Penarth
- Bright and spacious living area and well-equipped kitchen
- Comfortable, well-proportioned bedrooms and modern bathroom
- Convenient for local amenities and transport links with its own dedicated parking space.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1650.00

Ground Rent: 243.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

Postcode for SatNav users CF64 3RE



view this property online allenandharris.co.uk/Property/PNR106978



Property Ref:
PNR106978 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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