

Ty Devonia, Pierhead View

PENARTH, CF64 1SJ

GUIDE PRICE £199,950

Hern &
Crabtree



Ty Devonia

A lovely two double bedroom apartment with Penarth Marina views, parking & no onward chain!

Positioned within a sought-after waterside development, this two double bedroom apartment is thoughtfully designed to maximise natural light and space. The apartment features a spacious open-plan living and dining area, where large windows frame captivating marina views.

The property further benefits from allocated parking space and secure entry.

Located in the heart of Penarth Marina, this property enjoys all the advantages of one of South Wales' most desirable locations. Penarth is renowned for its vibrant town centre, boutique shops, and award-winning restaurants, as well as its picturesque seafront and iconic Victorian pier. Excellent transport links provide easy access to the city centre.

This property provides an exceptional opportunity for first-time buyers or investors.



795.00 sq ft

Hallway

Enter from the communal hallway. Wooden laminate flooring. Electric radiator. Fitted storage cupboard. Additional storage cupboard with concealed hot water tank.

Lounge/Diner

17'7" max x 16'1" max

Double glazed door leading out to the balcony. Wooden laminate flooring. Two electric radiators.

Kitchen

9'4" max x 7'8" max

Double glazed window. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated microwave. Integrated dishwasher. Integrated washing machine. Space for fridge freezer. Tiled flooring.

Bedroom One

11'10" max x 8'5" max

Double glazed window. Wooden laminate flooring. Electric radiator. Fitted wardrobes.

En Suite

5'6" max x 5'4" max

W/C and wash hand basin. Shower quadrant with fitted shower, wet wall and glass sliding doors. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Shaver point.

Bedroom Two

11'11" max x 8'7" max

Double glazed window. Wooden laminate flooring. Electric radiator. Fitted wardrobe.

Bathroom

8'1" max x 5'9" max

W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Shaver point.

Parking

Allocated parking space. Visitor parking available.

Tenure

Leasehold. 999 years from 2002 with 976 years remaining.

Annual ground rent £191.02. Annual service charge £2,911.92.

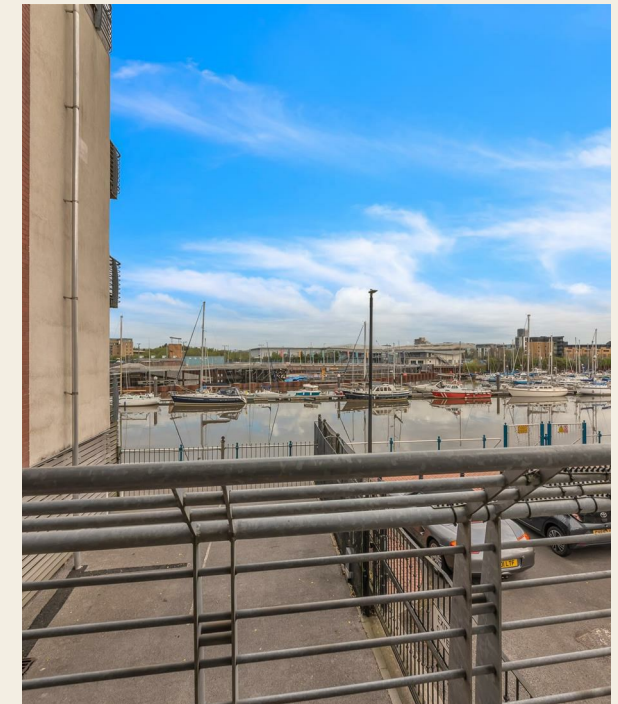
Additional Information

Council Tax Band F (Vale of Glamorgan). EPC rating D.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales		EU Directive 2002/91/EC

