



5, Penlan Rise
Penarth, CF64 2LS



Watts
& Morgan

5 Penlan Rise

Llandough, Penarth CF64 2LS

£995 Per Month

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A two bedroom, top floor apartment enjoying elevated woodland views. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, kitchen/breakfast room, two double bedrooms and a bathroom. Externally the property benefits from use of communal gardens and a detached garage with off-road parking.

ACCOMMODATION

A secure communal entrance accessed via a code with stairs to each floor. Apartment 5 is located on the second (top) floor.

Entered via a wooden door into a hallway benefiting from carpeted flooring, two recessed storage cupboards and a hatch providing access to loft space.

The living room benefits from carpeted flooring and a large uPVC double glazed window to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Logic' electric oven and a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, partially tiled splashback, a wall mounted 'Worcester' combi boiler, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of recessed fitted wardrobes and a uPVC double glazed window to the rear elevation enjoying elevated woodland views.

Bedroom two is another double bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls, an extractor fan and an obscure uPVC double glazed window to the side elevation.

GARDENS AND GROUNDS

5 Penlan Rise benefits from use of communal gardens and a detached single garage with off-road parking.

ADDITIONAL INFORMATION

All mains services connected.

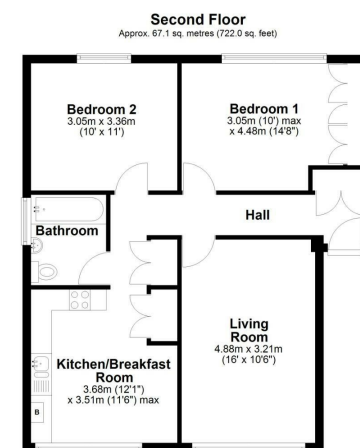
Leasehold - Share of Freehold.

Currently 49 years remaining, however, the property is being sold with a lease extension included in the price, resulting in a 999 year lease upon completion.

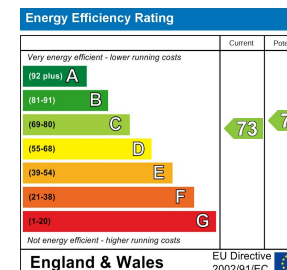
We have been reliably informed that the service charge is approx. £2,005pa.

Council tax band 'C'.

EPC rating 'C'.



Total area: approx. 67.1 sq. metres (722.0 sq. feet)



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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