

Apartment 10 Cwrt Newydd, Elm Grove Road

Dinas Powys, CF64 4BD

Watts & Morgan

Apartment 10 Cwrt Newydd

Elm Grove Road, Dinas Powys, CF64 4BD

£260,000 Leasehold

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented and spacious, two bedroom top floor apartment. Conveniently located to local amenities, transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living room, open plan kitchen/dining room, primary bedroom with en-suite, second double bedroom and a bathroom. Externally the property benefits from access to a communal rooftop terrace and two allocated parking spaces.

Directions

Penarth Town Centre – 2.4 miles

Cardiff City Centre – 3.4 miles

M4 Motorway – 9.5 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

A secure communal door accessed via a code with a lift and stairs to each floor. Apartment 10 is located on the 3rd (top) floor.

Entered via a solid wood door into a welcoming hallway benefiting from carpeted flooring, a wall mounted intercom system, two recessed storage cupboards; one of which housing the wall mounted 'Worcester' combi boiler and a uPVC double glazed window.

The spacious living room enjoys carpeted flooring, a central feature electric fireplace and two uPVC double glazed windows.

The open dining area benefits from carpeted flooring and a uPVC double glazed window. 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 fridge/freezer, a 4-ring gas hob with an extractor fan over, an electric oven/grill, a microwave, a dishwasher and a freestanding washing machine. The kitchen further benefits from wood effect vinyl flooring, partially tiled splashback, a stainless steel bowl and a half sink with a mixer tap over and a uPVC double glazed window.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from wood effect vinyl flooring, tiled walls and an extractor fan.

Bedroom two is a further double bedroom benefiting from carpeted flooring, a range of fitted wardrobes with mirrored sliding doors, a recessed storage cupboard and a uPVC double glazed window.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from wood effect vinyl flooring, partially tiled walls/splashback and an extractor fan.

Gardens & Grounds

10 Cwrt Newydd benefits from access to a communal rooftop terrace and two allocated parking spaces.

Additional Information

All mains services connected.

Leasehold – 125 years from 2001 (approx. 100 years remaining).

We have been reliably informed that the service charge is £3,072pa.

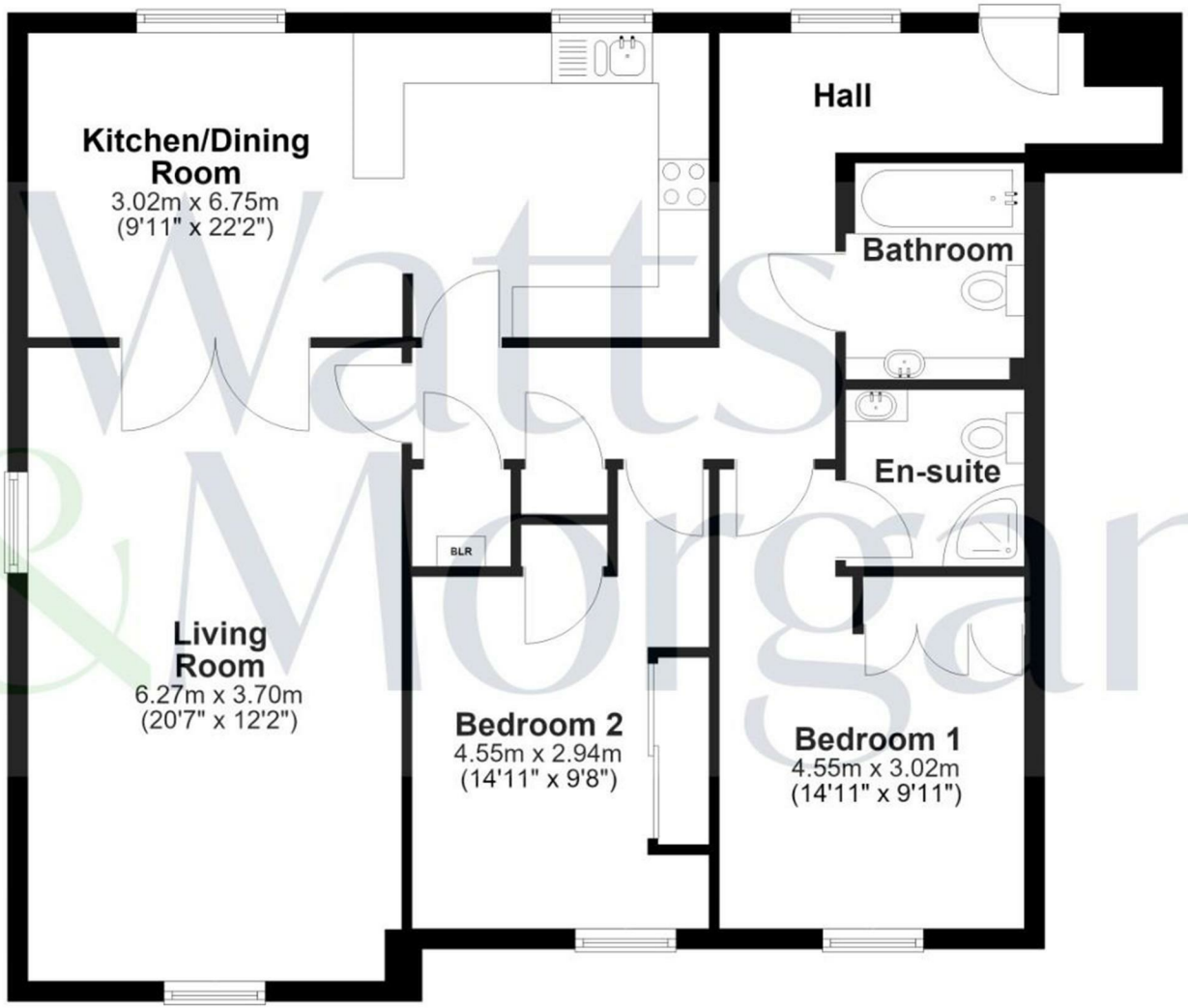
We have been reliably informed that the ground rent is £Xpa.

Council tax band 'F'.

EPC rating 'TBC'.

Third Floor

Approx. 91.1 sq. metres (980.6 sq. feet)

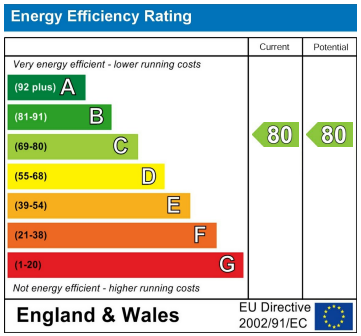


Total area: approx. 91.1 sq. metres (980.6 sq. feet)

Anti-Money Laundering

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.



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