





Ty Gwalia, Pierhead View, Penarth, CF64 1SJ

allen & harris

Welcome to

Ty Gwalia, Pierhead View, Penarth

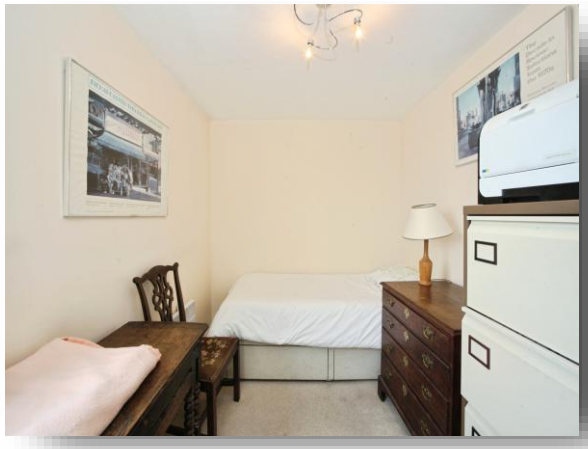
A spacious top-floor duplex apartment in Penarth Marina with excellent water views, offering open-plan living/dining with fitted kitchen, guest bedroom/home office and cloakroom, plus two double bedrooms, ensuite and bathroom upstairs.













Entrance Hall
Doors to Lounge, bedroom three and cloakroom. Two storage cupboards. Stairs to first floor.

Cloakroom
Wash hand basin set into a vanity unit. WC. Extractor fan. Mirror.

Bedroom Three
Double glazed window to side. Electric radiator.

Lounge / Diner
Two sets of patio doors leading onto balcony overlooking Penarth Marina and Cardiff Bay. Two electric radiators. TV point. Opening to kitchen.

Kitchen
Double glazed window to side. Floor and wall mounted kitchen units with work surface over. Sink and drainer unit. Tiled splashbacks. Electric oven, microwave and hob with extractor hood over. integrated fridge-freezer. Dishwasher. Plumbing for washing machine. Ceramic tiled flooring.

First Floor Landing
Double glazed sky light. Storage cupboard and fire exit. Doors to bedrooms one & two and bathroom, additional storage cupboard.

Bedroom One
Double glazed patio doors to Juliet balcony. Built in wardrobe. Electric radiator. Inset lighting. Door to ensuite.

Ensuite
Double width shower cubicle. Wash hand basin. WC. Mirrored cabinet. Extractor fan. Part tiled walls. Tiled floor,

Bedroom Two
Double glazed patio door onto Juliet balcony. Built in wardrobe. Inset lighting. Electric radiator.

Bathroom
P-shaped panelled bath with shower over. Wash hand basin set into a vanity unit. WC. Extractor fan. Inset lights. Heated towel rail. Partially tiled walls. Ceramic tiled flooring.

Parking
Undercroft car park with 2 allocated spaces.

Welcome to

Ty Gwalia, Pierhead View, Penarth

- Attractive top floor duplex apartment in Penarth Marina
- Generous open plan living with dual access balcony overlooking the Marina
- Fitted kitchen with integral appliances
- Guest bedroom/home office and cloakroom on the ground floor
- Two further double bedroom and ensuite on the top floor

Tenure: Leasehold EPC Rating: E
Council Tax Band: G Service Charge: 4800.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/PNR106069

The Property Ombudsman

Property Ref:
PNR106069 - 0007

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