



Flat 8 Flat 8, Penarth House
Stanwell Road, Penarth, CF64 2EY

Watts
& Morgan

Flat 8 Penarth House

26 Stanwell Road, Penarth, CF64 2EY

£110,000 Leasehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A two bedroom, second floor retirement flat conveniently located to local amenities, transport links, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; entrance hall, open-plan kitchen/living/dining room, spacious double bedroom, single bedroom and a shower room. Externally the property benefits from access to communal gardens, communal sitting room and laundry room. The property further benefits from off-road parking located to the rear of the property. Being sold with no onward chain.



Directions

Penarth Town Centre – 0.2 miles

Cardiff City Centre – 4.7 miles

M4 Motorway – 9.8 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Accommodation

A secure communal entrance with a lift and stairs to each floor. Flat 8 is located on the second floor.

Entered via a solid wooden door into a hallway benefitting from carpeted flooring, a wall-mounted intercom system and a large recessed storage cupboard.

The open-plan kitchen/dining/living room is the focal point of the home and benefits from carpeted flooring and a uPVC glazed bay window to the front elevation. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, a wall-mounted "i-Mini" boiler, a stainless steel sink with a mixer tap over and a uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the front elevation.

Bedroom two is a single bedroom and enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a pedestal wash hand basin and a WC. The shower room further benefits from wood effect vinyl flooring, partially tiled walls, a wall-mounted chrome towel radiator and an extractor fan.

Gardens & Grounds

Flat 8 has shared use of the communal facilities at Penarth House to include a lounge which leads directly onto the rear patio area and hosts weekly coffee mornings, a kitchenette and a laundry room.

The communal grounds include a large lawned front garden with paved footpath bordering the property and offers an array of colourful hedging and mature shrubs.

To the rear of Penarth House is an unallocated gated parking area which can be accessed from the rear lane.

Additional Information

All mains services connected.

Leasehold - 125 years from 2002 (approx. 101 years remaining)

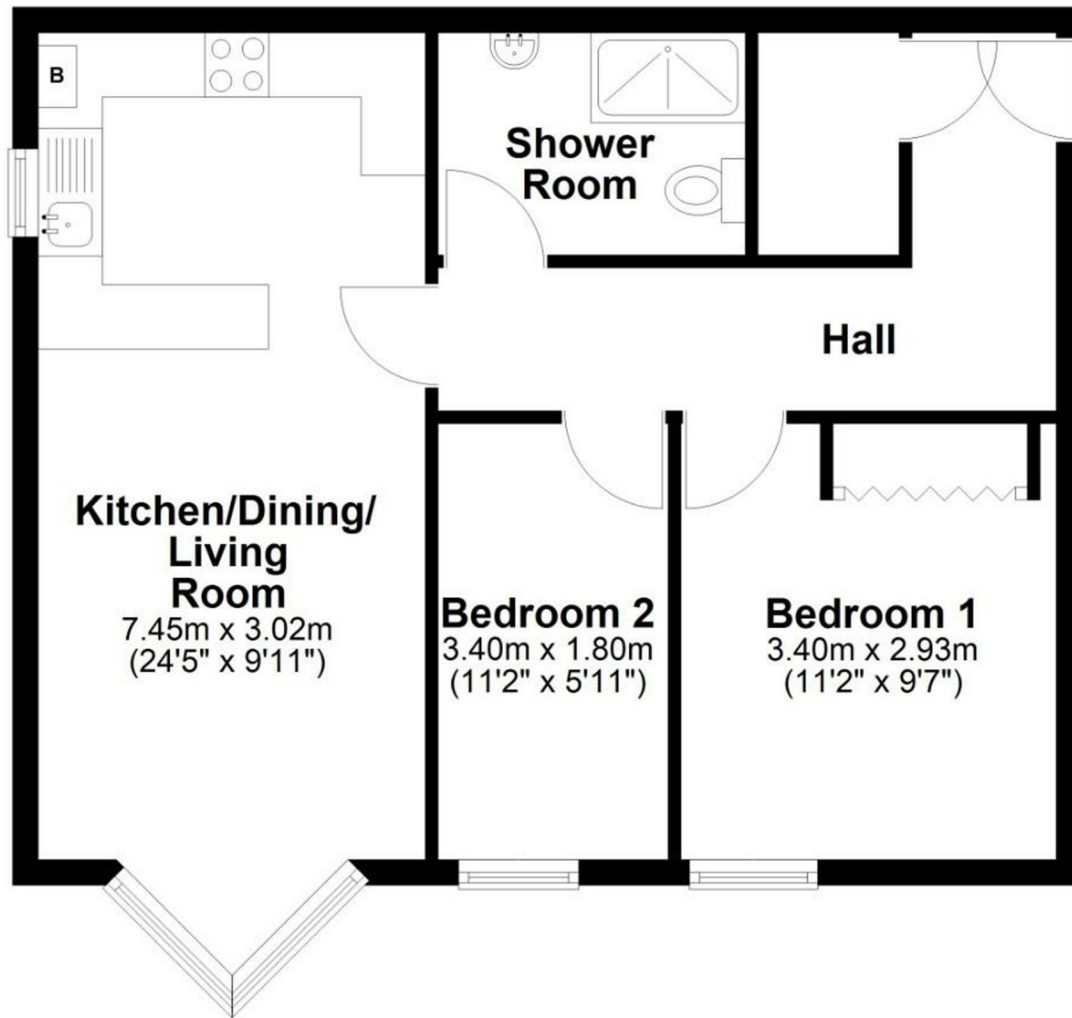
We have been reliably informed that the Service Charge is £4,320pa to include water rates and buildings insurance.

Council tax band 'c'.

EPC rating; 'B'.

Second Floor

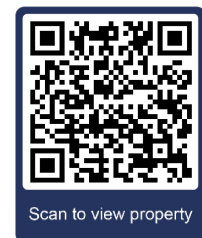
Approx. 52.0 sq. metres (560.1 sq. feet)



Total area: approx. 52.0 sq. metres (560.1 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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



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

Follow us on
f i t

**Watts
& Morgan**