

Apartment 7, Pen Y Garth Mansions, 2 Stanwell Road

Penarth, CF64 3EA

Watts & Morgan



Apartment 7, Pen Y Garth Mansions,
2 Stanwell Road, Penarth, CF64 3EA

£675,000 Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

An immaculately presented, spacious two bedroom top floor apartment enjoying spectacular elevated views over the Bristol Channel. Situated in the heart of Penarth Town Centre and conveniently located to local amenities, transport links, Penarth Pier, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, second floor landing, spectacular open plan kitchen/dining/living room, spacious primary bedroom with dressing room and en-suite, second double bedroom and a family shower room. Externally the property benefits from three private balconies, access to a communal garden and allocated parking for two cars with additional visitor spaces available.

Key Features
- Impressive top-floor apartment with elevated Bristol Channel views.
- Prime central Penarth location, close to local amenities and transport links.
- Over 1,350 sq. ft of beautifully presented accommodation.
- Spectacular open-plan kitchen/dining/living space with premium integrated appliances.
- Three private balconies enjoying elevated views.
- Spacious principal bedroom with dressing room & en-suite.
- Generous second bedroom with fitted wardrobes.
- Versatile home office/study area and separate utility area.
- Beautiful parquet flooring and contemporary finishes throughout.
- Allocated parking for several vehicles and access to communal gardens.

Directions
Penarth Town Centre – 0.0 miles
Cardiff City Centre – 3.7 miles
M4 Motorway – 9.7 miles

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Summary of Accommodation

Accommodation

A secure communal entrance accessed via a code benefiting from carpeted flooring and a carpeted staircase leading to all floors. Apartment 7 is located on the first and second floors. Entered via a solid hardwood door into a spacious, welcoming entrance hallway benefiting from herringbone wood flooring, a stained glass window to the front elevation and a wooden staircase with a glass balustrade and bespoke fitted storage leading to the second floor.

The second floor landing enjoys continuation of herringbone wood flooring, recessed ceiling spotlights and a glass balustrade.

The spectacular open plan kitchen/dining/living room is the focal point of the home and benefits from continuation of herringbone wood flooring, recessed ceiling spotlights, a central feature electric fireplace and a set of uPVC double glazed bi-folding doors with built-in blinds providing access to a balcony and elevated views over Penarth Tennis Club and the Bristol Channel. The contemporary kitchen showcases a range sleek cabinetry with stylish quartz work surfaces. Integral premium 'AEG' appliances to remain include; a fridge/freezer, an electric oven/grill, a 4-ring electric hob with an extractor fan over and a 'Bosch' dishwasher. The kitchen further benefits from porcelain tile flooring, matching quartz upstands, a feature wood effect tile splashback, an undermounted stainless steel sink with a ‘Quooker’ hot water tap over and a second set of uPVC double glazed bi-folding doors providing access to another balcony. A versatile additional space adjoining the kitchen is ideal for a small home office/study.

Bedroom one is a spacious double bedroom and enjoys herringbone wood flooring, recessed ceiling spotlights, an exposed wooden beam, a double glazed window with bespoke fitted shutters to the side elevation and a set of uPVC double glazed bi-folding doors with built-in blinds providing access to a third balcony and further elevated water views. The dressing room benefits from wood effect herringbone tiled flooring, recessed ceiling lights, a range of fitted storage units and an en-suite fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall mounted towel radiator and an extractor fan.

Bedroom two is another spacious double bedroom and enjoys herringbone wood flooring, recessed ceiling spotlights, a recessed storage cupboard with space and plumbing provided for freestanding white goods providing laundry facilities and useful household storage, a recessed wardrobe providing excellent integrated storage and a double glazed window with bespoke fitted shutters to the front elevation.

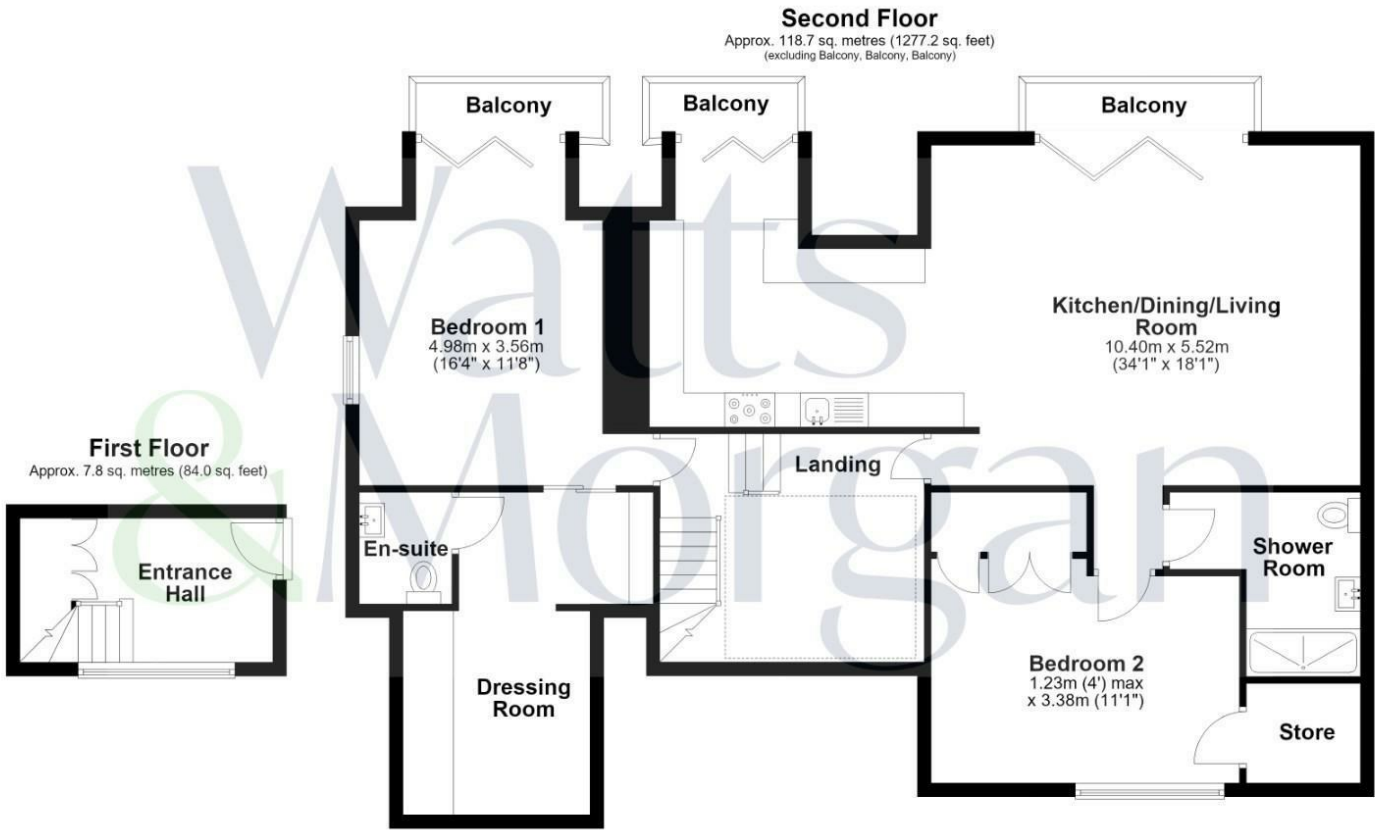
The family shower room has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, wood effect tile flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator.

Garden & Grounds

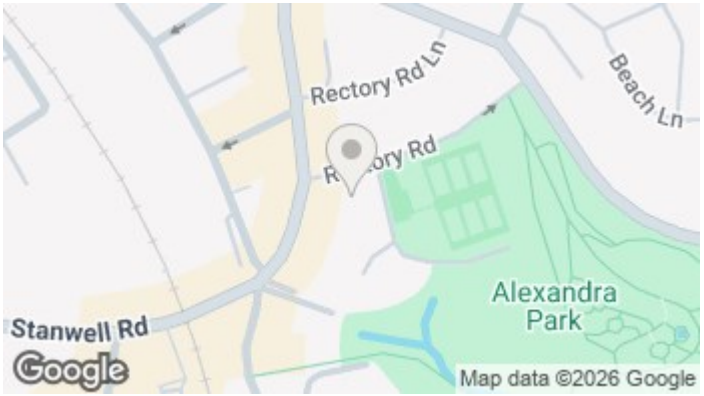
Apartment 7 Pen Y Garth Mansions benefits from three private balconies enjoying elevated sea views, access to a communal garden and an allocated parking space for two cars with additional visitor spaces available.

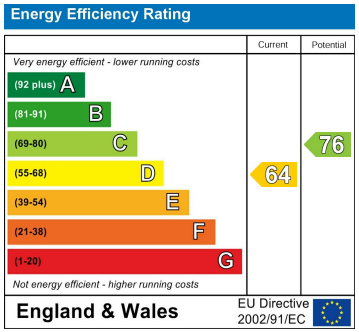
Additional Information

All mains services connected.
Leasehold – Share of Freehold. 999 years from 2019 (approx. 991 years remaining) with ownership through the residents' management company.
We have been reliably informed that the service charge is £950pa to include buildings insurance.
Council tax band 'E'.
EPC rating 'D'.



Total area: approx. 126.5 sq. metres (1361.2 sq. feet)





Scan to view property

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.



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