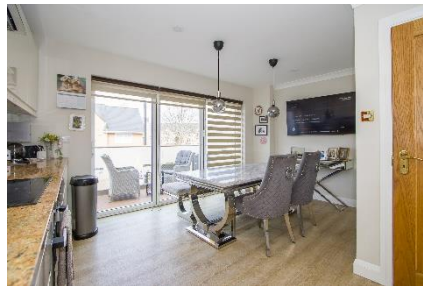


# 16 Chandlers Way

Penarth, Vale of Glamorgan, CF64 1SP



A modern three storey terraced town house with sea views, front and rear balconies, a private garden and off road parking. This property is a classic Penarth Marina home, close to many local amenities including cafes, pub, restaurants and supermarket as well as the Cardiff Bay Barrage, Pont-y-Werin footbridge and Cogan train station. The living accommodation comprises the entrance hall, bedroom with en-suite shower room and a garage on the ground floor along with living room and kitchen on the first floor plus two bedrooms and two bathrooms on the top floor. The front and rear balconies are perfect for enjoying morning and evening sun, while the river and marina views are available from ground, first and second floors. Viewing is strongly advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£565,000**

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## Accommodation

### Ground Floor

#### **Hall**

Wood effect LVT flooring throughout. Central heating radiator with cover. Doors to the garage and third bedroom. Under stair cupboard. Stairs to the first floor with oak and glass balustrade. Recessed lights. Modern composite front door with uPVC double glazed window.

#### **Bedroom 3** *17' 2" into utility cupboard x 8' 10" to door (5.23m into utility cupboard x 2.7m to door)*

A spacious double bedroom on the ground floor, with it's own en-suite shower and access into the rear garden. Wood effect LVT flooring continued from the hall. Attractive exposed brick walls. Recessed lights. Built-in utility cupboard with mirrored sliding doors, fitted workspace, plumbing for a washing machine, a stainless steel sink and a wall mounted gas combi boiler. Tall central heating radiator. Three pane aluminium double glazed bi-fold doors into the garden, with fitted roller blinds. Door to the en-suite. Power points.

#### **En-Suite** *8' 5" max x 7' 3" max (2.57m max x 2.22m max)*

Wood effect flooring and part aqua boarded walls. Suite comprising a walk-in shower with twin head mixer shower, a WC and a sink with storage below. Heated towel rail. Recessed lights.

### First Floor

#### **Landing**

Fitted carpet to the stairs, and wood effect laminate flooring that runs throughout the whole of the first floor. Central heating radiator. Open plan to the living room, a door to the kitchen and stairs to the second floor. Power point. Recessed lighting.

#### **Living Room** *16' 9" max x 13' 3" max (5.1m max x 4.05m max)*

Open from the landing, this is a spacious and light living room with easterly aspect and it's own balcony - perfect for a morning coffee in the sun. Wood effect laminate flooring. Coved ceiling. Recessed lights. Acoustic boarding to one wall. Tall central heating radiator. Aluminium double glazed sliding doors onto the balcony.

#### **Kitchen / Dining** *14' 11" max x 14' 8" max (4.54m max x 4.46m max)*

A spacious kitchen / diner to the front of the house, with direct access out onto the front balcony. Wood effect laminate flooring. A quality, modern fitted kitchen comprising wall units and base units with white gloss doors and granite work surfaces. Integrated appliances including a Neff electric oven, and AEG four zone induction hob, extractor hood and a Bosch dishwasher. Space for a tall fridge freezer. One and a half bowl countersunk stainless steel sink with drainer. Coved ceiling. Recessed lighting. Central heating radiator. Recessed lights. Power points. Aluminium three pane bi-fold doors onto the balcony, with roller blinds.

### Second Floor

#### **Landing**

Fitted carpet to the stairs and landing, with oak and glass balustrade. Hatch to the loft space. Power point. Recessed lighting. Doors to both second floor bedrooms and the bathroom.

#### **Bedroom 1** *17' 5" into wardrobes x 9' 9" into recess (5.32m into wardrobes x 2.97m into recess)*

A double bedroom across the full width of the rear of the house, with a uPVC double glazed window that gives views over the inner basin and river. Wood effect LVT flooring to match the hallway. Fitted wardrobes to one wall with sliding doors. Coved ceiling. Recessed lights. Central heating radiator. Power points. Door to the en-suite.

#### **En-Suite** *8' 6" x 5' 0" (2.6m x 1.52m)*

A fully tiled en-suite shower room comprising a shower cubicle with overhead mixer shower, a WC and a pedestal sink. Central heating radiator with towel rail. Recessed lights. Extractor fan. Shaver point.

**Bedroom 2** 14' 2" into wardrobes x 9' 0" to door (4.32m into wardrobes x 2.75m to door)

The second double bedroom, this time with uPVC double glazed windows to the front. Wood effect LVT flooring. Coved ceiling. Fitted wardrobes. Central heating radiator. Picture rails. Built-in cupboard over the stairs with fitted shelving.

**Bathroom** 7' 10" x 5' 6" (2.4m x 1.68m)

A fully tiled bathroom with a suite comprising of a freestanding claw-foot bath with hand shower fitting, a WC and a pedestal sink. Central heating radiator with towel rail. Recessed lights. Extractor fan. Shaver point.

**Outside**

**Front**

Off road parking laid to block paving. Enclosed external porch. EV charger.

**Garage** 8' 1" x 17' 1" max (2.47m x 5.21m max)

Wood effect LVT flooring. Electric sectional garage door to the front. Recessed lights. Central heating radiator. Power points. Coved ceiling.

**Rear Garden**

An enclosed rear garden laid to artificial grass and stone chippings. Accessed from the ground floor bedroom / sitting room, fully enclosed and with views of the river.

**Balconies**

The property has balconies to the rear (easterly aspect) and the front (westerly). The rear balcony has a glass balustrade and is laid to artificial grass with views of the river and out to Cardiff Bay and the Bristol Channel. The front balcony has an electric awning and is laid to composite paving. It has pleasant views over Chandlers Way and plenty of spacing to sit and enjoy the evening sun with friends.

**Additional Information**

**Tenure**

The property is freehold (WA955426).

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3768.63 for 2026/27.

**Approximate Gross Internal Area**

1340 sq ft / 124.5 sq m.

**Utilities**

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



For illustrative purposes  
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