



22, Heol Tre Forys
Penarth, CF64 3RE

Watts
& Morgan

22 Heol Tre Forys

Penarth CF64 3RE

£195,000 Leasehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well-presented, two bedroom first floor apartment situated in the popular Caversham Park development. Found just a short walk from Cosmeston Lakes. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living/dining room, kitchen, two double bedrooms and bathroom. Externally the property benefits from access to wrap around communal gardens and one allocated parking space with additional visitor parking available. Being sold with no onward chain.

Directions

Penarth Town Centre – 1.2 miles

Cardiff City Centre – 4.8 miles

M4 Motorway – 10.4 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

A secure communal entrance with stairs to each floor.

Apartment 22 is located on the first floor.

Entered via a partially glazed solid wood door into a hallway benefiting from wood effect laminate flooring, a wall mounted intercom system and a recessed storage cupboard housing the hot water cylinder.

The living/dining room enjoys wood effect laminate flooring and a uPVC double glazed box bay window.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a 'Hisense' electric oven and a 'Hotpoint' 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect tile 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 double bedroom and enjoys carpeted flooring, a recessed wardrobe and a uPVC double glazed window.

Bedroom two is another double bedroom benefitting from carpeted flooring and uPVC double glazed window.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over and a pedestal wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls, a wall mounted storage cabinet, a wall mounted chrome towel radiator, feature under-plinth lighting and an extractor fan.



Gardens & Grounds

22 Heol Tre Forys benefits from access to wrap around communal gardens and one allocated parking space with additional visitor parking available.

Additional Information

Electric and water mains connected.

Leasehold – 999 years from 2003 (approximately 976 years remaining).

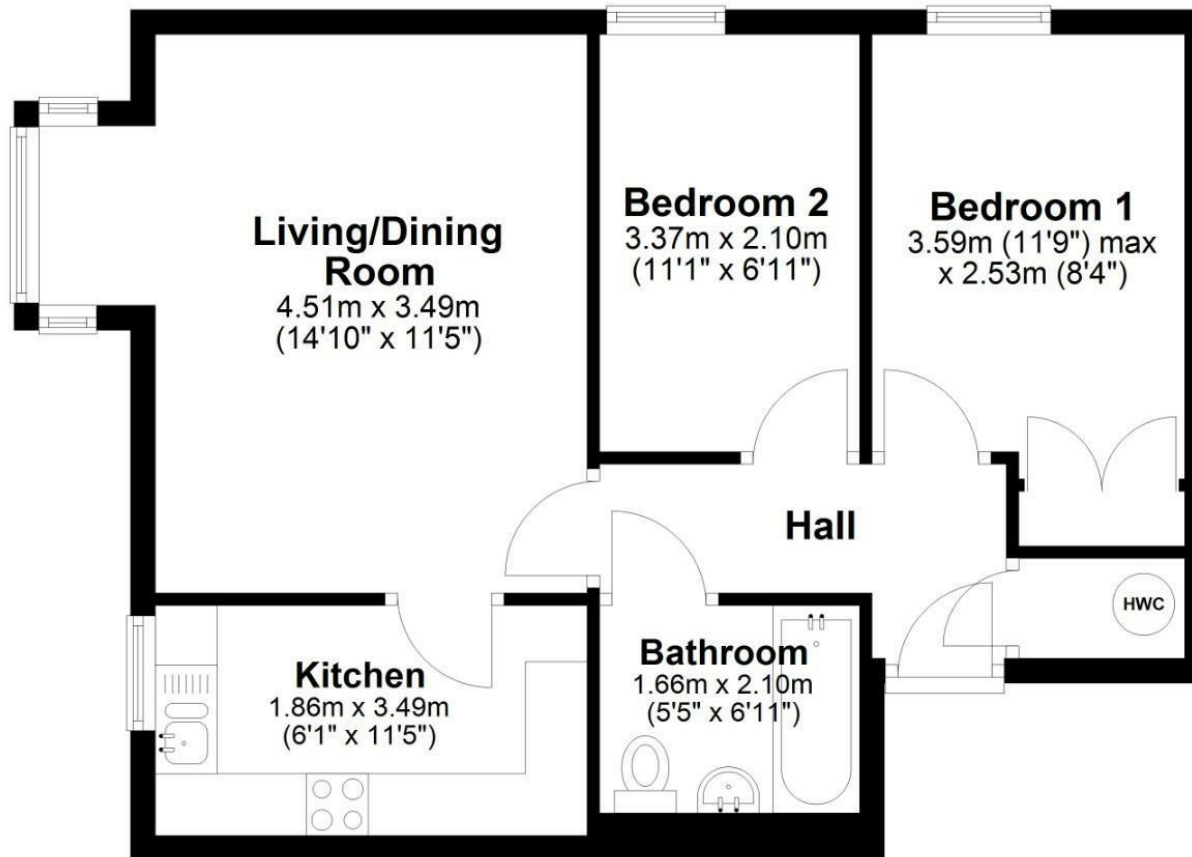
We have been reliably informed that the service charge is £1628pa.

We have been reliably informed that the ground rent is £150pa. Council tax band 'D'.

EPC Rating 'C'.

First Floor

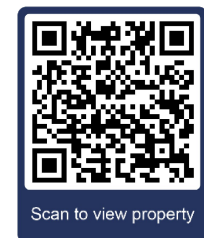
Approx. 51.4 sq. metres (553.5 sq. feet)



Total area: approx. 51.4 sq. metres (553.5 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		84
(81-91) B		
(69-80) C	73	
(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



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