



Castellum, 5 Alcedonia, Albert Crescent  
Penarth, Vale of Glamorgan, CF64 1FB

Watts  
& Morgan



Castellum, 5 Alcedonia, Albert Crescent

Penarth, Vale of Glamorgan, CF64 1FB

**£799,950 Leasehold - Share of Freehold**

3 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A rare opportunity to purchase a spectacular, beautifully presented three bedroom apartment enjoying many original features. Located within the landmark Alcedonia development which won The Penarth Society Civic Award in 2013. Situated in the heart of Penarth Town Centre and conveniently located to the local amenities, transport links and Cardiff City Centre. The accommodation set over four storeys briefly comprises; entrance vestibule, spectacular open-plan kitchen/dining/living room with access to a private balcony, spacious primary bedroom with en-suite, second double bedroom, utility room, family bathroom, versatile mezzanine level, single bedroom, shower room and a loft room. Externally the property benefit from one allocated parking space.

#### Directions

Penarth Town Centre – 0.1 miles

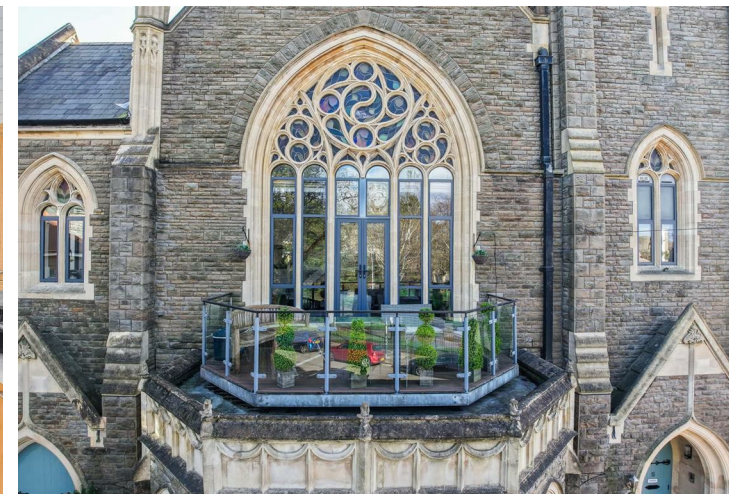
Cardiff City Centre – 3.7 miles

M4 Motorway – 9.7 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





## Accommodation

Entered via an original wooden arched door into an entrance vestibule benefiting from original quarry tile flooring, partially wood panelled walls, an understairs storage cupboard, a uPVC double glazed feature window to the front elevation, a carpeted staircase with an original wood banister leading to the first floor and a bespoke fitted hydraulic lift.

The first floor landing enjoys carpeted flooring, two uPVC double glazed windows and an partially glazed wooden door.

The spectacular open plan kitchen/dining/living room is the focal point of the home and benefits from porcelain tile flooring with under-floor heating, a bespoke fitted media wall with built-in lighting, a double height vaulted ceiling with original decorative cornicing, spotlights, a feature chandelier and a large double glazed floor to ceiling window with remote controlled blinds and an original feature stained glass window above. A set of French doors provide access onto a spacious balcony laid with composite decking and glass balustrades overlooking Belle Vue Park. The bespoke fitted kitchen showcases a range of wall and base units with quartz work surfaces. Integral appliances to remain include; an electric oven/grill with a warming drawer, a fridge/freezer, a dishwasher, two slimline drinks coolers and a 4-ring electric hob. The kitchen further benefits from continuation of porcelain tile flooring, matching quartz upstands, partially tiled splashback, a double 'Belfast' sink with a mixer tap over, recessed ceiling spotlights, an extractor fan, two double glazed windows and a double glazed roof light.

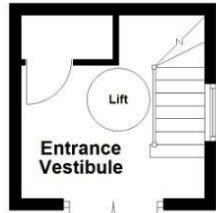
Bedroom one is a spacious double bedroom enjoying carpeted flooring, a spacious walk-in wardrobe, decorative cornice detailing, a double height vaulted ceiling with exposed wooden beams, a large feature double glazed window with stain glass above and four double glazed roof lights with remote controlled electric blinds. The en-suite has been fitted with a 3-piece white suite comprising; a large shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment and a wash-hand basin and a WC set within a vanity unit. The en-suite further benefits from tiled flooring with under-floor heating, partially tiled walls, a range of fitted storage units, recessed ceiling spotlights and an extractor fan.

Bedroom two, currently used as a sitting room, enjoys carpeted flooring and a double glazed window to the side elevation.

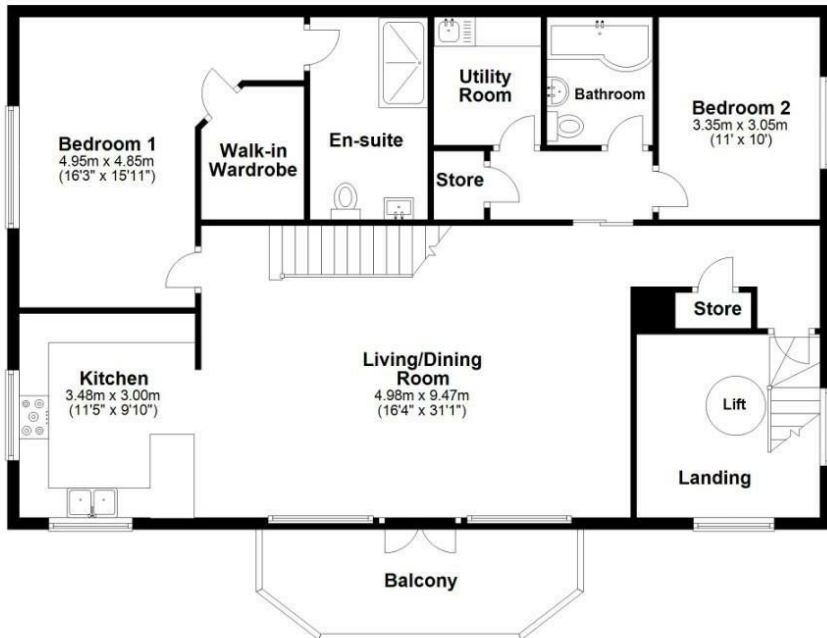
The family bathroom has been fitted with a 3-piece white suite comprising; a panelled 'P'-shaped whirlpool bath with a thermostatic rainfall shower over and a hand-held shower attachment and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring with under-floor heating, partially tiled walls, a wall mounted storage unit, recessed ceiling spotlights and an extractor fan. The utility room has been fitted with a range of wall and base units with space and plumbing provided for freestanding white goods. The utility room further benefits from tiled flooring with under-floor heating, a stainless steel sink with a mixer tap over, recessed ceiling spotlights and an extractor fan.

The second floor mezzanine is a versatile space, currently used as a home office and benefits from carpeted flooring, a recessed storage cupboard housing the boiler and hot water cylinder, ceiling spotlights and a set of wooden stair providing access to the loft room.

**Ground Floor**  
Approx. 9.8 sq. metres (105.0 sq. feet)

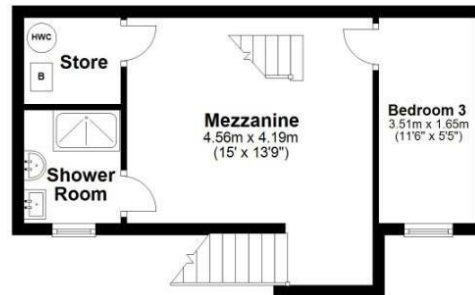


**First Floor**  
Approx. 126.3 sq. metres (1359.6 sq. feet)

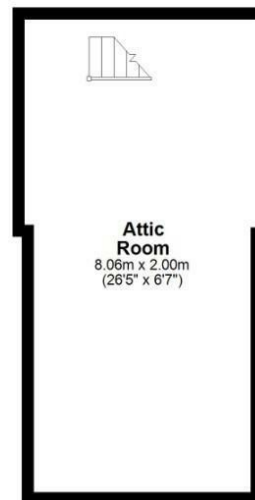


Total area: approx. 195.5 sq. metres (2104.0 sq. feet)

**Mezzanine Level**  
Approx. 28.5 sq. metres (307.1 sq. feet)



**Third Floor**  
Approx. 30.9 sq. metres (332.2 sq. feet)



The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from vinyl flooring, tiled walls, ceiling spotlights, an extractor fan and a feature stained glass window.

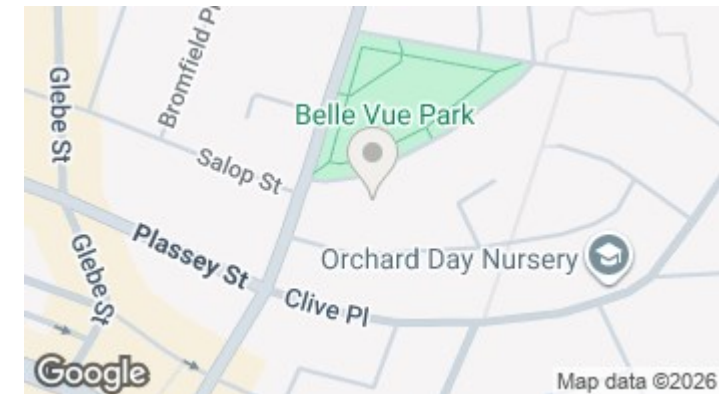
Bedroom three is another versatile space benefiting from carpeted flooring and a feature stained glass window. The loft room has been boarded and insulated providing ample space for storage or possible use for additional reception room or study.

### Garden & Grounds

Castellum benefits from a private balcony, access to communal gardens and one allocated parking space.

### Additional Information

- All mains services connected.
- Hot & cold air heating/cooling system.
- Underfloor heating in tiled areas.
- Leasehold - Share of freehold. 999 years from 2013 (approx. 986 years remaining).
- We have been reliably informed that the Service Charge is approx. £2,479pa.
- Council tax band 'G'.
- EPC rating 'C'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(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	



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.



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
  

**Watts  
& Morgan**