



Apartment 1, Pen Y Garth Mansions, 2 Stanwell Road
Penarth, CF64 3EA

Watts
& Morgan



Apartment 1, Pen Y Garth Mansions,

2 Stanwell Road

Penarth, CF64 3EA

£675,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented, two bedroom ground floor apartment enjoying a 76 sq.m private South-facing terrace. Situated in the heart of Penarth Town Centre and conveniently located to local amenities, Penarth Pier, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living room with bi-folding doors, kitchen/breakfast room, spacious double bedroom with fitted storage and en-suite, second double bedroom with fitted storage and a family shower room. Externally the property benefits from a private gated entrance providing off-road parking with two allocated parking spaces and additional visitor parking available, a private terrace with remote controlled retractable walls and canopy with infrared heating and access to communal gardens.



Directions

Penarth Town Centre – 0.0 miles

Cardiff City Centre – 3.7 miles

M4 Motorway – 9.7 miles



Your local office: Penarth

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Summary of Accommodation

Accommodation

A secure communal entrance benefitting from carpeted flooring and a carpeted staircase leading to all floors. Apartment 1 is located on the ground floor.

Entered via a solid hardwood door into a welcoming hallway benefitting from engineered wood flooring, recessed ceiling spotlights, a recessed storage cupboard and a wall-mounted intercom system.

The spacious living room enjoys continuation of engineered wood flooring, recessed ceiling spotlights, a range of recessed storage cupboards and a set of aluminum double-glazed bi-folding doors providing access onto the private terrace.

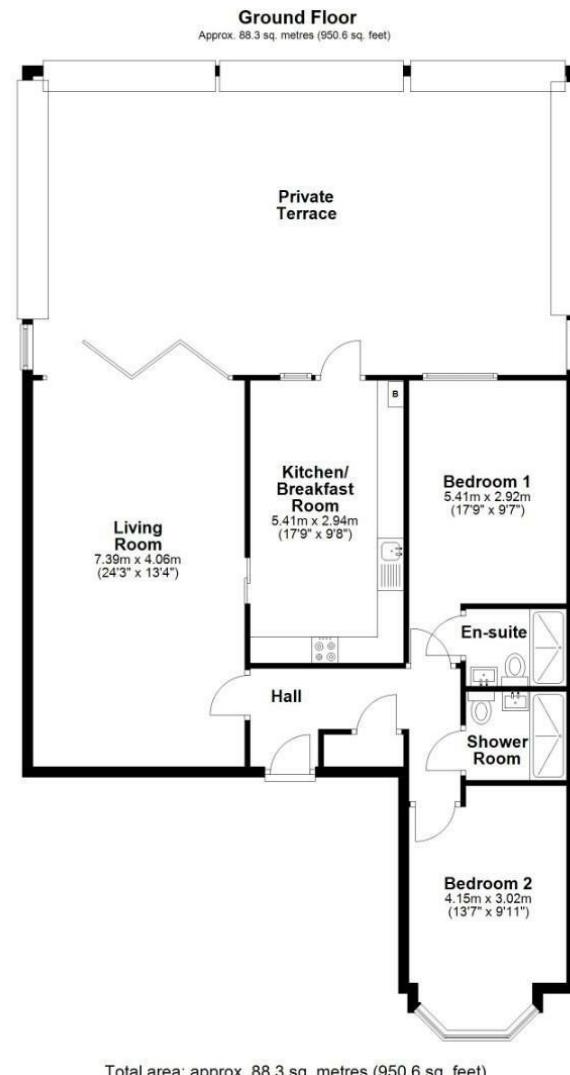
The kitchen/breakfast room showcases a range of 'Avantgarde' wall, base and tower units with granite work surfaces. Integral appliances to remain include; a 'Lamona' electric oven/grill, a 'Baumatic' 4-ring gas hob with a feature extractor fan over, a 'Baumatic' dishwasher, an 'Indesit' fridge/freezer, an additional 'Smeg' full height freezer, a 'Baumatic' washer/dryer and a 'Smeg' microwave. The kitchen further benefits from tiled flooring, recessed ceiling spotlights, partially tiled splash-back, an under-mounted stainless steel sink with a 'Quooker' hot water tap over, a cupboard housing the wall-mounted 'Ideal' combi boiler and an aluminum double-glazed door with a double-glazed side panel providing further access to the terrace.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and an aluminum double-glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and handheld shower attachment and a wash hand basin and a WC set within a vanity unit. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator and an extractor fan.

Bedroom two is another double bedroom and benefits from carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and a double-glazed wooden bay window with bespoke fitted shutters to the front elevation.

The family shower room has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment and a wash hand basin and a WC set within a vanity unit. The shower room further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator and an extractor fan.





Gardens & Grounds

Apartment 1, Pen-Y-Garth Mansions benefits from a 76sq.m private terrace with remote controlled, retractable canopy over. The terrace provides ample space for outdoor entertaining and dining and further benefits from feature lighting, full electrical connections and a gate providing access onto the communal gardens which are predominantly laid to lawn with a variety of mature shrubs and borders.

The property benefits from two allocated parking spaces with additional visitor parking available.

Additional Information

All mains services connected.

Leasehold. - 999 years from 2019 (approx. 994 years remaining).

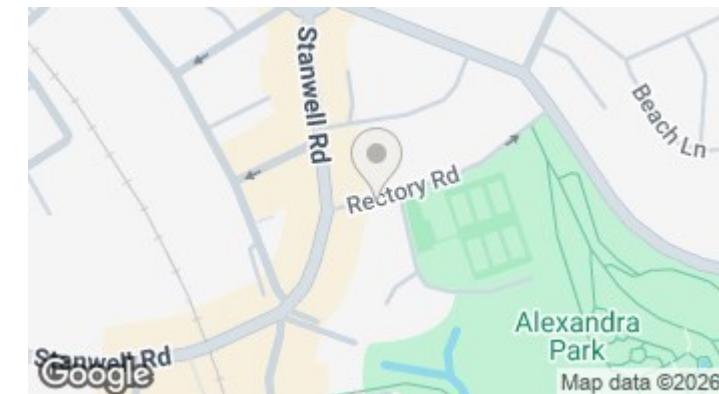
We have been reliably informed that the service charge is £702pa.

We have been reliably informed that the ground rent is £200pa.

We have been reliably informed that upon completion of a purchase to a new owner, the property will be transferred to a Share of the Freehold.

Council tax band 'D'.

EPC rating 'TBC'.

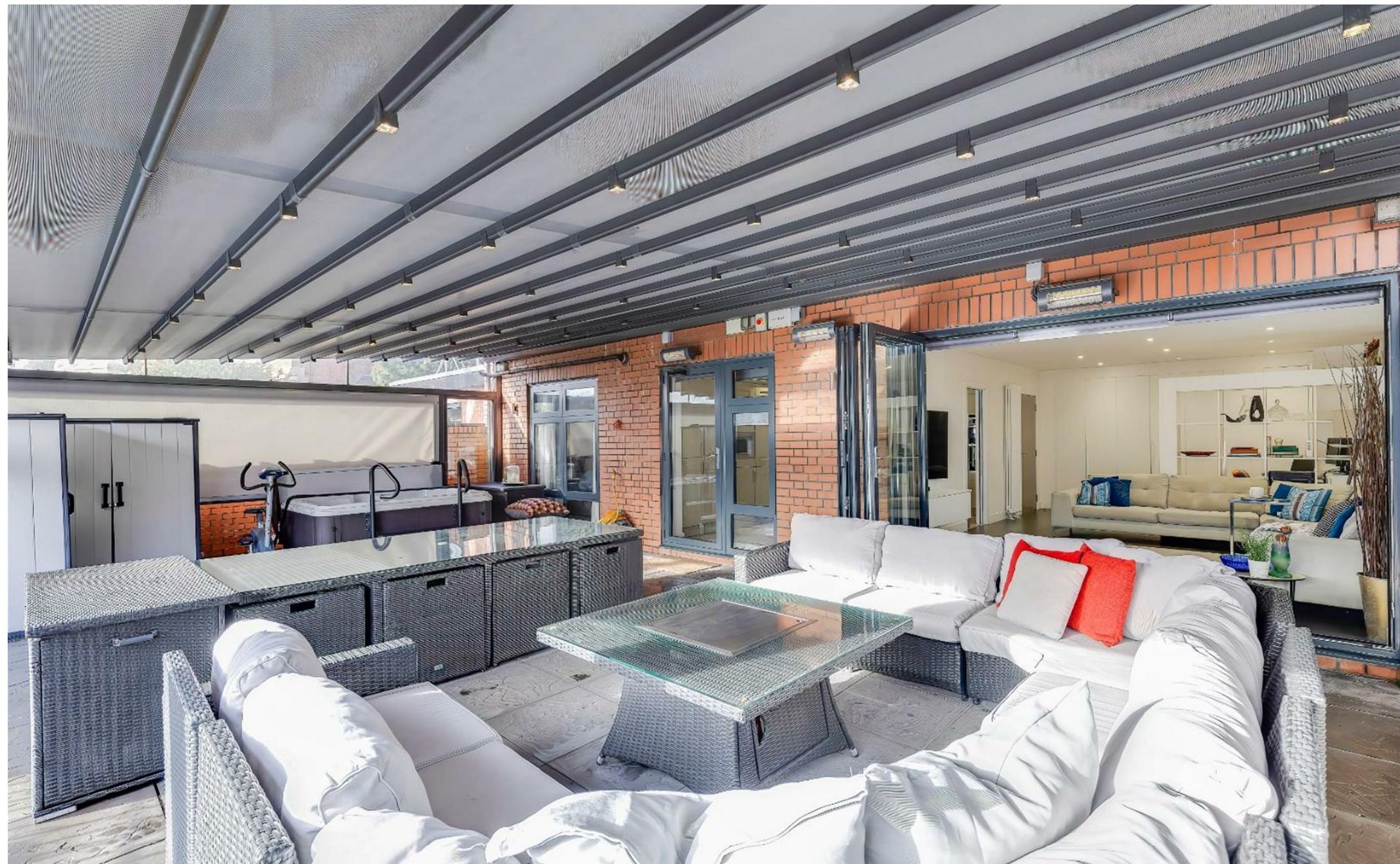


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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