



8 St. Nicholas House, Sea View Court, Bradford Place
Penarth, CF64 1AL

Watts
& Morgan

8 St. Nicholas House, Sea View Court Bradford Place Penarth CF64 1AL

£269,000
Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented and modernised, two bedroom second floor maisonette enjoying elevated sea views. Found a short walk from Penarth Town Centre and conveniently located to local transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room with access to a private balcony. First floor landing, two double bedrooms and a bathroom. Externally the property benefits from use of communal gardens, unallocated off-road parking, a single garage and a brick built storage shed. EPC rating 'TBC'.

Directions

Penarth Town Centre – 0.3 miles

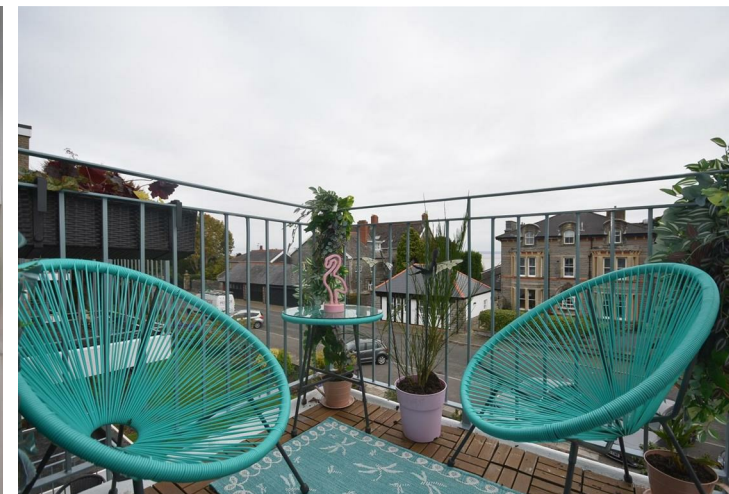
Cardiff City Centre – 4.0 miles

M4 Motorway – 10.0 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Accommodation

Entered via a partially glazed uPVC door into a welcoming hallway benefitting from wood effect luxury vinyl tile (LVT) flooring and a carpeted staircase leading to the first floor.

The spectacular open-plan kitchen/dining/living room is the focal point of the home and enjoys carpeted flooring, recessed ceiling spotlights, a recessed under-stairs storage cupboard, a range of uPVC double-glazed windows to the front elevation and a uPVC double-glazed door providing access onto the private balcony enjoying elevated water views.

The kitchen showcases a range of wall and base units with laminate work surfaces. Integral 'Lamona' appliances to remain include; an electric oven, a 4-ring gas hob with an extractor fan over, a microwave and a washing machine. Space has been provided for freestanding white goods. The kitchen further benefits from wood effect LVT flooring, a cupboard housing the wall-mounted 'Worcester' combi boiler, a composite sink with a mixer tap over, recessed ceiling spotlights and a uPVC double-glazed window to the rear elevation.

The first floor landing benefits from carpeted flooring and a recessed storage cupboard.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation enjoying further elevated views over the Bristol Channel.

Bedroom two is another spacious double bedroom and benefits from carpeted flooring, recessed ceiling spotlights, a recessed storage cupboard and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled 'P'-shaped bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from wood effect vinyl flooring, tiled walls, recessed ceiling spotlights and a roof-light.

Gardens & Grounds

8 St Nicholas House benefits from use of a communal garden which is predominantly laid to lawn with a variety of mature shrubs and borders. The property also benefits from off road parking, a single garage and a storage shed.

Additional Information

Leasehold with a share of the Freehold - 999 years from 2004 (approx. 978 years remaining).

All mains services connected.

We have been reliably informed that the service charge is approx. £1790pa.

Council tax band 'D'.

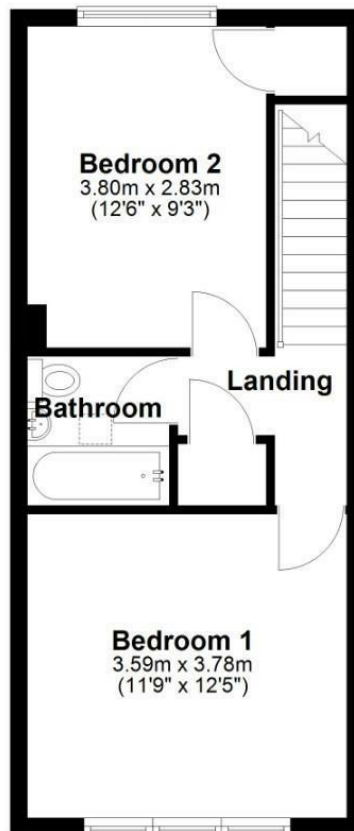
Second Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Third Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 70.8 sq. metres (761.7 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		
(81-91) B		
(69-80) C		
(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



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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