

Flat 2, 110 Westbourne Road

Penarth, CF64 3HH

Watts & Morgan

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£250,000 Leasehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A beautifully presented, two bedroom ground floor apartment with direct access onto gardens. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; open plan kitchen/dining/living room, two double bedrooms and a shower room. Externally the property benefits from use of communal gardens, private patio area, garden shed and off-road parking.

Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.4 miles

M4 Motorway – 10.4 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

Direct access from the rear via a partially glazed uPVC door leading into a welcoming hallway enjoying tiled flooring and recessed ceiling spotlights.
The open plan kitchen/dining/living room is the focal point of the home and benefits from continuation of tiled flooring, recessed ceiling spotlights, two uPVC double glazed windows to the side elevation and a door providing access to the communal hallway and front access.. The kitchen has been fitted with a range of wall and base units with granite effect laminate work surfaces. Integral appliances to remain include; an 'Indesit' fridge/freezer, a 'Bosch' electric oven, a 'Bosch' 4-ring electric hob with extractor fan over, a combination microwave and an 'Indesit' dishwasher. The kitchen further benefits from matching granite effect upstands, partially tiled splashback, a peninsula unit with breakfast bar overhang, a storage cupboard housing the wall mounted 'Vaillant' combi boiler with space and plumbing provided for freestanding white goods and a composite sink with a mixer tap over.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, recessed ceilings spotlights and two uPVC double glazed windows.
Bedroom two is another double bedroom enjoying carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window.
The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and a wall mounted chrome towel radiator.

Gardens & Grounds

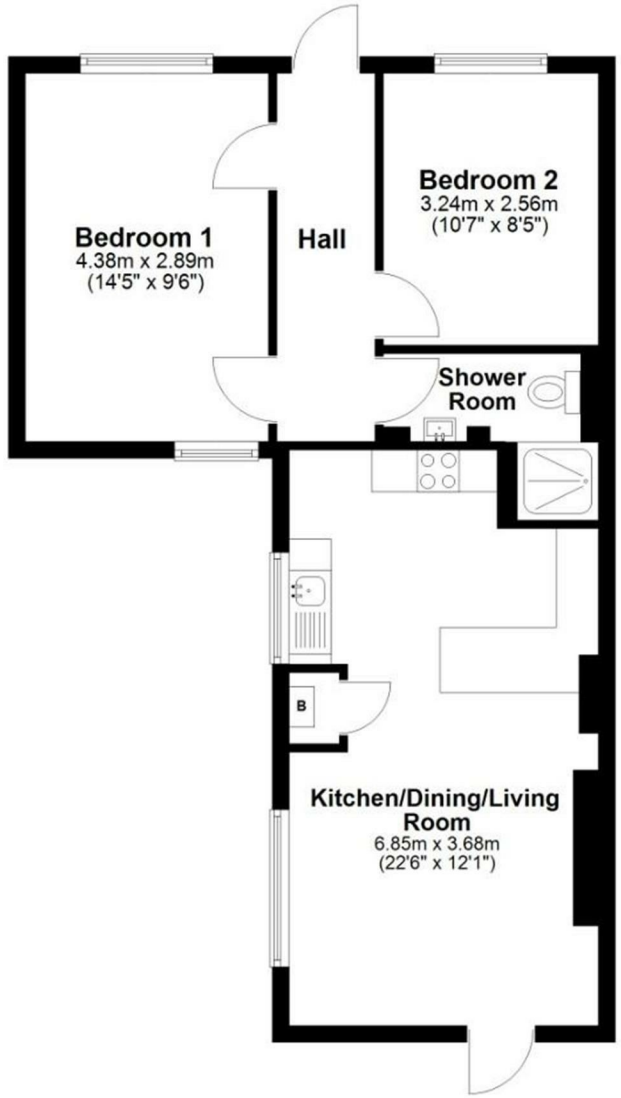
Flat 2, 110 Westbourne Road benefits from use of a communal garden, a private composite decked area providing ample space for outdoor entertaining and a garden shed.
The property further benefits from off-road parking located to the rear.

Additional Information

All mains services connected.
Leasehold – 125 years from 2013 (approx. 112 years remaining).
We have been reliably informed that there is a buildings insurance charge of £720pa.
We have been reliably informed that the ground rent is £20pa.
Council tax band 'C'.
EPC rating 'TBC'.

Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)

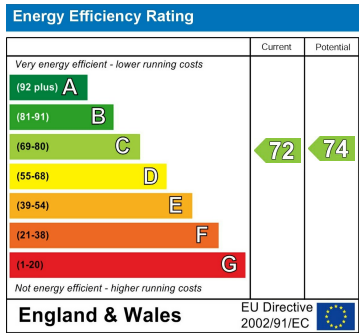


Total area: approx. 55.5 sq. metres (597.0 sq. feet)

Anti-Money Laundering

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.



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