2, Wain Close
Penarth, CF64 1TJ
Watts
&Morgan

2 Wain Close

Penarth CF64 1TJ

£195,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious two bedroom first floor apartment located within the popular Penarth Heights development enjoying views towards Cardiff Bay. Conveniently located to Penarth Town Centre, Penarth Marina and Cardiff City Centre. The property briefly comprises: entrance hall, open plan kitchen/living/dining with access to a balcony, primary bedroom with en-suite, a generously sized second bedroom and a family bathroom. Externally the property benefits from an allocated parking space, a communal bicycle area and bin store. EPC rating 'TBC'.

Directions

Penarth Town Centre – 0.4 miles

Cardiff City Centre – 3.4 miles

M4 Motorway – 9.4 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk

Summary of Accommodation

Accommodation

A secure communal entrance with stairs to each floor. Apartment 2 is located on the first floor. A solid wood door leads into a welcoming hallway enjoying wood flooring, a wall mounted intercom system and a recessed storage cupboard.

The open plan kitchen/dining/living room is the focal point of the home and enjoys carpeted flooring, two ceiling light points, a uPVC double glazed window and a uPVC double glazed door with a double glazed side panel providing access onto the balcony which enjoys views towards Cardiff Bay. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral 'Bosch' appliances to remain include; an electric oven, a 4-ring electric hob with an extractor fan over, a fridge/freezer, a dishwasher and a 'Hoover' washer/dryer. The kitchen further benefits from tiled splashback, undercounter lighting, a stainless steel bowl and a half sink with a mixer tap over, an extractor fan and a cupboard housing the wall mounted 'Baxi' combi boiler.

Bedroom one is a spacious double bedroom enjoying carpeted flooring and a set of uPVC double glazed French doors with double glazed side panels providing further access to the balcony. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a floating wash-hand basin and a WC. The en-suite further benefits from tile effect vinyl flooring, partially tiled walls and an extractor fan.

Bedroom two is another double bedroom benefiting from carpeted flooring and two uPVC double glazed windows.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic hand-held shower attachment, a floating wash-hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls, an extractor fan and a wall mounted chrome towel radiator.

Additional Information

All mains services connected.

Leasehold – 125 years from 2010 (approx. 110 years remaining).

We have been reliably informed that the service charge is approx. £2850pa to include reserve fund.

We have been reliably informed that the ground rent is £250pa.

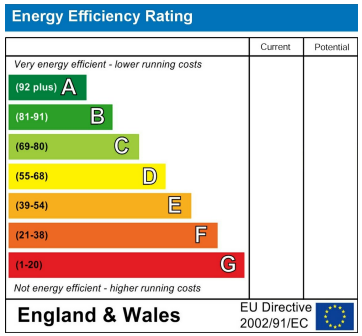
Council tax band 'E'.

First Floor

Approx. 58.3 sq. metres (627.7 sq. feet)

Total area: approx. 58.3 sq. metres (627.7 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.



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