

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

£625,000 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
T: 02920 712266 (1)
E: penarth@wattsandmorgan.co.uk













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.

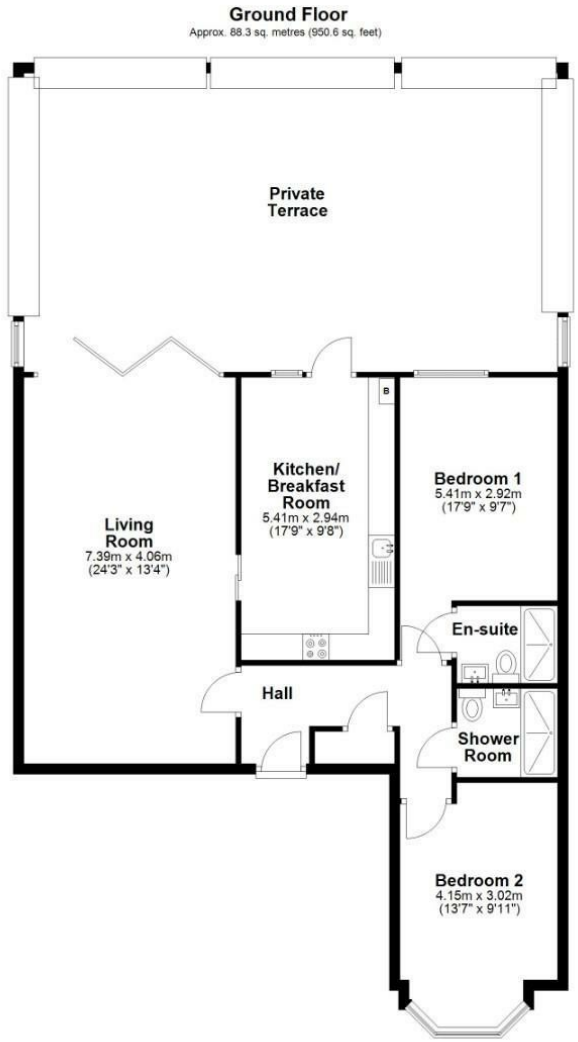
The spacious living room enjoys continuation of engineered wood flooring, recessed ceiling spotlights, a range of recessed storage cupboards and a set of aluminum double-glazed bi-folding doors providing access onto the private terrace.

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.



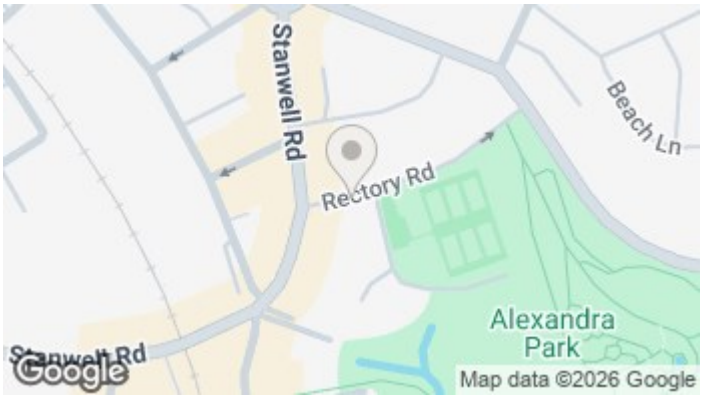
Total area: approx. 88.3 sq. metres (950.6 sq. feet)

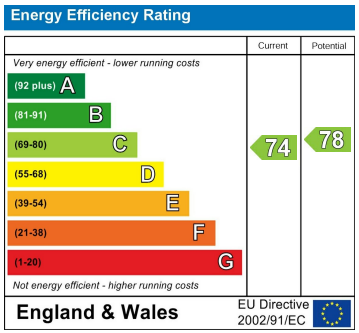
Gardens & Grounds

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'.





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

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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