



32 Heol Tre Forys  
Penarth, CF64 3RE

Watts  
& Morgan

# 32 Heol Tre Forys

Penarth, CF64 3RE

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**£184,950 Leasehold**

2 Bedrooms | 1 Bathroom | 1 Reception Room

A two bedroom second (top) floor apartment situated in the ever popular Caversham Park development. Found a short walk from Cosmeston Lakes and conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom. Externally the property benefits from access to wraparound communal gardens and one allocated parking space with additional visitor parking available. Being sold with no onward chain.

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## Directions

Penarth Town Centre – 1.2 miles

Cardiff City Centre – 4.8 miles

M4 Motorway – 10.4 miles

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Your local office: Penarth

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## Summary of Accommodation

### Accommodation

A secure communal entrance accessed via a code or a key with stairs to each floor. Apartment 32 is located on the second (top) floor.

Entered via a solid wood door into a hallway benefitting from laminate wood flooring, recessed ceiling spotlights, a wall-mounted intercom system, a hatch providing access to loft space and two recessed storage cupboards; one of which housing the hot water cylinder.

The living/dining room benefits from continuation of laminate flooring and a uPVC double-glazed box bay window to the rear elevation enjoying elevated woodland views.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a 'Zanussi' electric oven, a 'Zanussi' 4-ring electric hob with an extractor fan over and a 'Beko' washing machine. Space has been provided for freestanding white goods. The kitchen further benefits from laminate flooring, partially tiled splash-back, a stainless steel sink with a mixer tap over and a uPVC double-glazed window to the front elevation.

Bedroom one is a spacious double bedroom benefitting from laminate flooring, a recessed wardrobe and a uPVC double-glazed window to the rear elevation.

Bedroom two is another double bedroom enjoying laminate flooring and a uPVC double-glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over and a handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from vinyl flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the front elevation.



### Gardens & Grounds

32 Heol Tre Forys benefits from access to wraparound communal gardens and one allocated parking space with additional visitor parking available.

### Additional Information

Electric and water mains connected.

Leasehold - 999 years from 2003 (approx. 976 years remaining).

We have been reliably informed that the Service Charge is £1748pa.

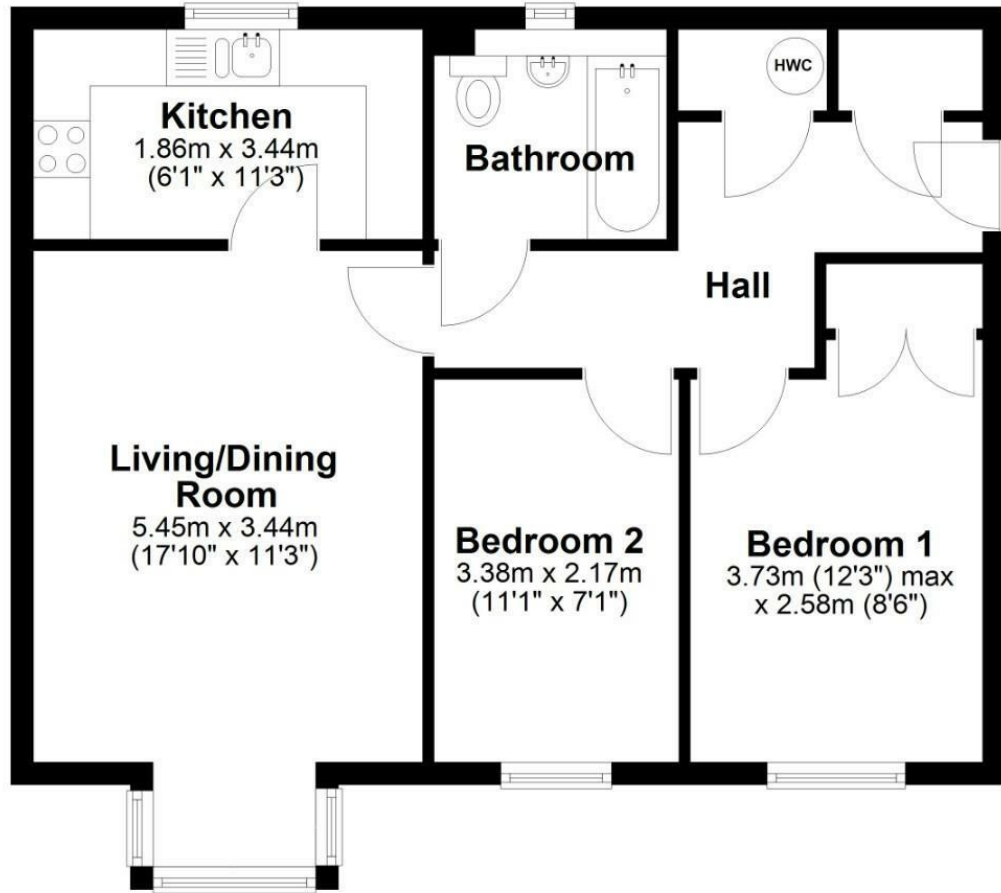
We have been reliably informed that the Ground Rent is £250pa.

Council tax band 'D'.

EPC rating 'C'.

## Second Floor

Approx. 55.7 sq. metres (599.3 sq. feet)



Total area: approx. 55.7 sq. metres (599.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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