

44B, Victoria Road

Penarth, CF64 3HY

Watts & Morgan

44B Victoria Road

Penarth CF64 3HY

£435,000
Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious, two bedroom ground floor apartment situated on one of Penarth's most desired tree-lined streets, named in the Daily Telegraph's 'top 50 streets in the UK'. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment for Evenlode and Stanwell schools. Accommodation briefly comprises; porch, entrance hall, sitting area, open plan kitchen/dining/living room, two double bedrooms and a bathroom. Externally the property benefits from a private front garden, a rear courtyard, a communal area providing off-road parking for several vehicles and a single garage. EPC rating 'C'.

Directions

Penarth Town Centre – 0.4 miles

Cardiff City Centre – 4.1 miles

M4 Motorway – 10.3 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

Entered via a partially glazed uPVC door through an open porch with tiled flooring and storage cupboards, into a hallway enjoying tiled flooring. A second wooden door leads into an open sitting area benefitting from carpeted flooring and recessed ceiling spotlights.

The open-plan kitchen/living/dining room is the focal point of the home benefitting from carpeted flooring, recessed ceiling spotlights and a set of uPVC double-glazed French doors with double-glazed side panels providing access to the garden. The kitchen has been fitted with a range of wall and base units with wooden work surfaces. Integral appliances to remain include; a fridge, a freezer, an electric oven and a 4-ring electric hob with an extractor fan over. The kitchen further benefits from tiled flooring, a partially tiled splash-back, a stainless steel sink with a mixer tap over and recessed ceiling spotlights.

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

Bedroom two is another double bedroom and enjoys carpeted flooring, a cupboard housing the wall-mounted 'Vaillant' boiler, a uPVC double-glazed window to the rear elevation and a partially glazed uPVC double-glazed door providing access to the rear courtyard.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a hand-held shower attachment, a floating wash hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, a recessed storage cupboard, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the side elevation.

Located outside of the bathroom is a recessed storage cupboard with space and plumbing provided for freestanding white goods and ample space for storage.

Gardens & Grounds

44B Victoria Road is approached off the street onto a shared path providing access to the property.

The private front garden is predominantly laid to lawn with a variety of mature shrubs and borders. A decked area provides ample space for outdoor entertaining and dining.

The property further benefits from rear lane access providing off-road parking and a detached single garage.

Additional Information

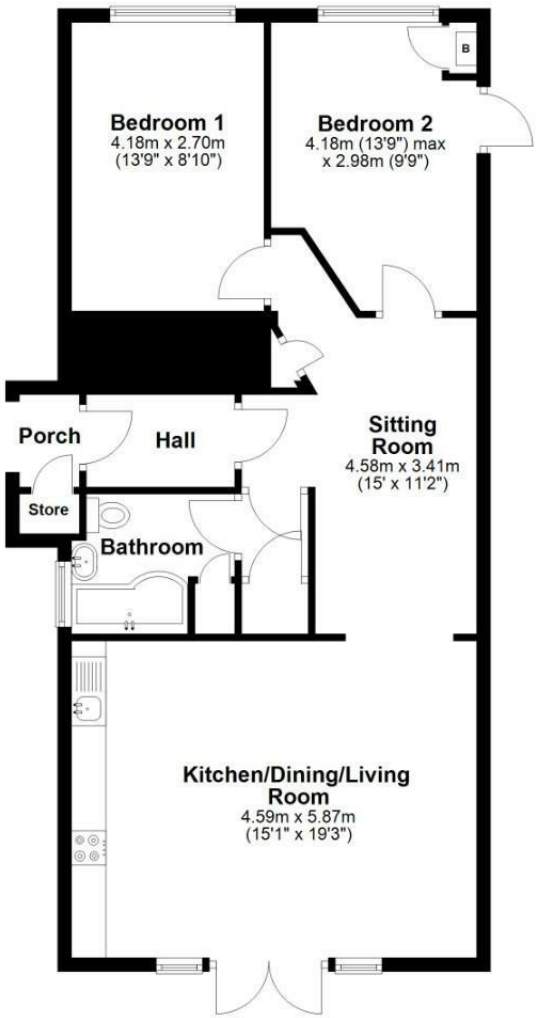
Leasehold with a share of the Freehold - 999 years from 1974 (approx. 948 years remaining).

All mains services connected.

Council tax band 'D'.

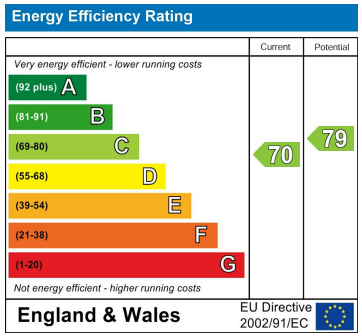
Ground Floor

Approx. 81.3 sq. metres (875.5 sq. feet)



Total area: approx. 81.3 sq. metres (875.5 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.



Scan to view property

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