



7 Gwent, Northcliffe
Penarth, CF64 1DY

Watts
& Morgan

7 Gwent

Northcliffe, Penarth CF64 1DY

£230,000 Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented and extended, two bedroom ground floor maisonette apartment set within the popular Northcliffe Development. Enjoying elevated panoramic views over Cardiff Bay and The Bristol Channel. Accommodation briefly comprises; open-plan kitchen/dining/living room, lower ground floor hall, two spacious double bedrooms and a bathroom. Externally the property benefits from a private patio area, use of communal gardens and extensive unallocated parking facilities. EPC rating 'TBC'.



Directions

Penarth Town Centre – 0.6 miles

Cardiff City Centre – 3.8 miles

M4 Motorway – 9.9 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Accommodation

Entered via a partially glazed uPVC door into the open-plan kitchen area. The kitchen has been fitted with a range of wall and base units with granite effect laminate work surfaces. Integral appliances to remain include; a 'SMEG' electric oven, a 'Whirlpool' dishwasher, a 'SMEG' 4-ring gas hob with an extractor fan over and a 'Beko' washer/dryer. Space has been provided for freestanding white goods. The kitchen further benefits from wood effect laminate flooring, a feature glass splash-back, recessed ceiling spotlights, a double composite sink with a waste disposal unit and a mixer tap over, a cupboard housing the wall-mounted 'Worcester Bosch' combi boiler and a uPVC double-glazed window to the front elevation. The living area benefits from carpeted flooring, two ceiling light points, a feature tall radiator, a carpeted staircase leading to the lower ground floor and a large floor to ceiling uPVC double-glazed feature window providing spectacular panoramic views over Cardiff Bay, Cardiff Barrage, The Bristol Channel, Seven Bridges and over to Clevedon.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring and a large floor to ceiling uPVC double-glazed window with a double-glazed integral door providing access to the private patio and enjoying further elevated views. Bedroom two is another double bedroom enjoying carpeted flooring, a range of fitted wardrobes, a floor to ceiling uPVC double-glazed window and a uPVC double-glazed door providing access to the front elevation.

The bathroom has been fitted with a 4-piece white suite comprising; a panelled bath with a hand-held shower attachment, a large walk-in shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a floating WC. The bathroom further benefits from vinyl flooring, partially panelled walls, a wall-mounted chrome towel radiator and an extractor fan.

Gardens & Grounds

7 Gwent benefits from a private patio area to the rear of the property accessed from bedroom one with access to communal gardens and further benefits from extensive unallocated off-road parking.

Additional Information

All mains services connected.

Leasehold- Share of Freehold. 999 years from 2006 (approx. 981 years remaining).

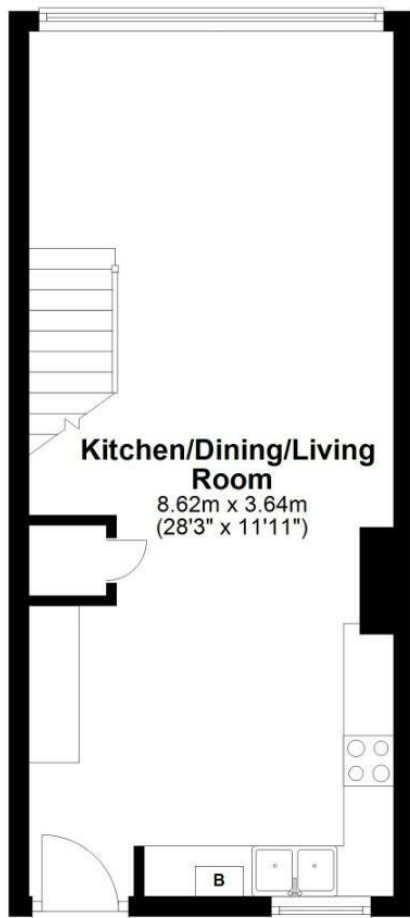
We have been reliably informed that the Service Charge is £1680pa to include buildings insurance and ground rent.

Council tax band 'C'.



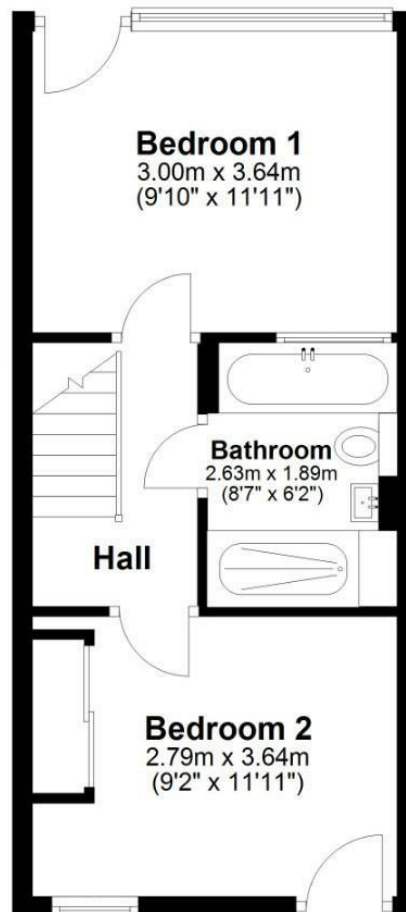
Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Lower Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 62.8 sq. metres (675.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales		EU Directive 2002/91/EC

