



5, Penlan Rise
Penarth, CF64 2LS

Watts
& Morgan

5 Penlan Rise

Llandough, Penarth, CF64 2LS

£169,950

Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A two bedroom, top floor apartment enjoying elevated woodland views. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, kitchen/breakfast room, two double bedrooms and a bathroom. Externally the property benefits from use of communal gardens and a detached garage with off-road parking. Being sold with no onward chain.

Directions

Penarth Town Centre – 1.5 miles

Cardiff City Centre – 3.2 miles

M4 Motorway – 8.6 miles

Your local office: Penarth

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Summary of Accommodation

ACCOMMODATION

A secure communal entrance accessed via a code with stairs to each floor. Apartment 5 is located on the second (top) floor.

Entered via a wooden door into a hallway benefiting from carpeted flooring, two recessed storage cupboards and a hatch providing access to loft space.

The living room benefits from carpeted flooring and a large uPVC double glazed window to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Logic' electric oven and a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, partially tiled splashback, a wall mounted 'Worcester' combi boiler, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of recessed fitted wardrobes and a uPVC double glazed window to the rear elevation enjoying elevated woodland views.

Bedroom two is another double bedroom enjoying carpeted 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, a pedestal wash-hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls, an extractor fan and an obscure uPVC double glazed window to the side elevation.



Gardens & Grounds

5 Penlan Rise benefits from use of communal gardens and a detached single garage with off-road parking.

Additional Information

All mains services connected.

Leasehold - Share of Freehold.

Currently 49 years remaining, however, the property is being sold with a lease extension included in the price, resulting in a 999 year lease upon completion.

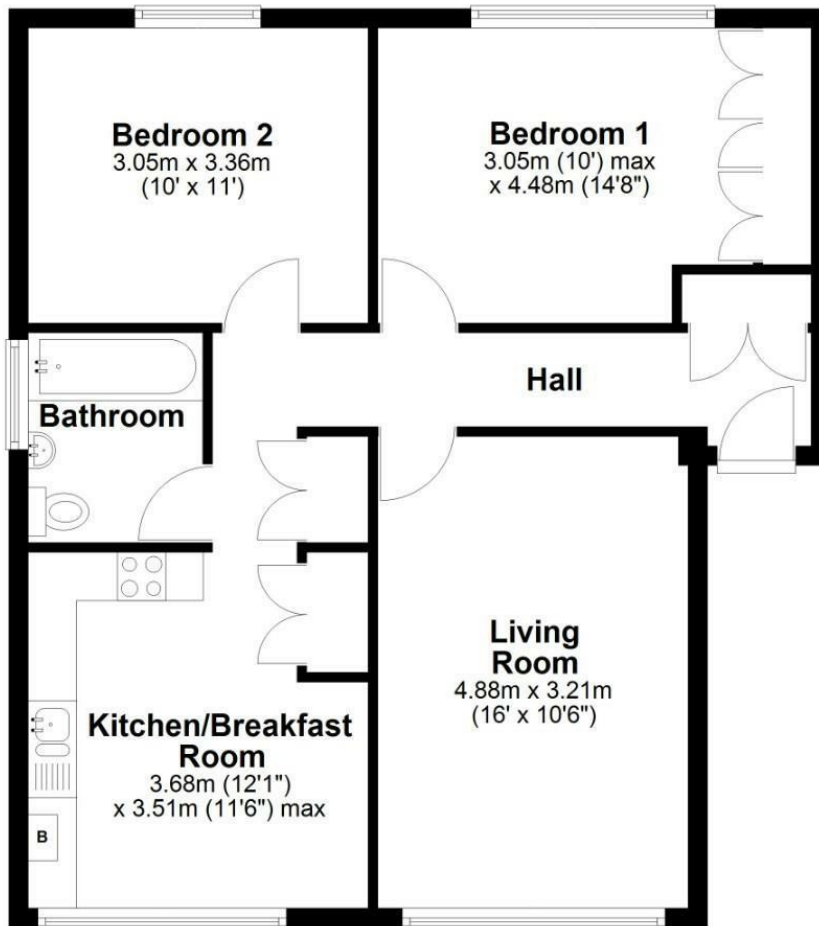
We have been reliably informed that the service charge is approx. £2,005pa.

Council tax band 'C'.

EPC rating 'C'.

Second Floor

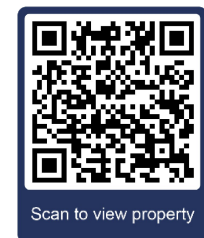
Approx. 67.1 sq. metres (722.0 sq. feet)



Total area: approx. 67.1 sq. metres (722.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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