



9 Ty Devonia
Pierhead View, Penarth, CF64 1SJ



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£240,000 Leasehold

2 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to market this immaculately presented, spacious, two bedroom third floor apartment situated in Penarth Marina boasting spectacular waterside views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises; entrance hall, spectacular open plan living/dining room with a balcony, kitchen. A spacious master bedroom with en-suite, generously sized second bedroom, family bathroom. Externally the property enjoys two allocated parking spaces accessed via a gated entrance. EPC Rating: 'TBC'.

Directions

- Penarth Town Centre 0.0 miles
 - Cardiff City Centre 0.0 miles
 - M4 (J33) 0.0 miles
-

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Summary of Accommodation

ACCOMMODATION

Communal entrance - a secure communal entrance with stairs and lifts to all floors. The apartment is located on the third floor.

Entered via a hardwood door leading into a welcoming hallway benefiting from wooden flooring and two recessed storage cupboards, one of which houses the hot water cylinder.

The open plan living/dining room is the heart of the home and enjoys carpeted flooring, a uPVC double glazed window to the rear elevation, full height uPVC double glazed windows and a uPVC glazed door leading to the balcony providing spectacular water views.

The kitchen has been fitted with a range of base and wall units with laminate work surfaces. Integral appliances to remain include a fridge and freezer, an 'Electrolux' dishwasher and a 'Zanussi' washer/dryer. The kitchen further benefits from tiled flooring, tiled splashback and recessed ceiling spotlights.

The master bedroom is a spacious double bedroom enjoying carpeted flooring, built-in wardrobes and a uPVC double glazed window to the side elevation providing yet more water views.

En-suite has been fitted with a 3-piece white suite comprising; a glass corner shower cubicle with a thermostatic rainfall shower over, a wash-hand basin set within a vanity unit and a WC.

Further benefits from tiled flooring, partially tiled walls and a wall mounted electric towel radiator.

Bedroom two is another spacious double bedroom enjoying carpeted flooring, built-in wardrobe and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over, a wash-hand basin set within a vanity unit and a WC.

Further benefits from tiled flooring, partially tiled walls, wall mounted electric towel radiator and recessed ceiling spotlights.

GARDENS AND GROUNDS

Externally the property benefits from two allocated parking spaces which are accessed via an electric gate.

SERVICES AND TENURE

Leasehold (999 years from 2001)

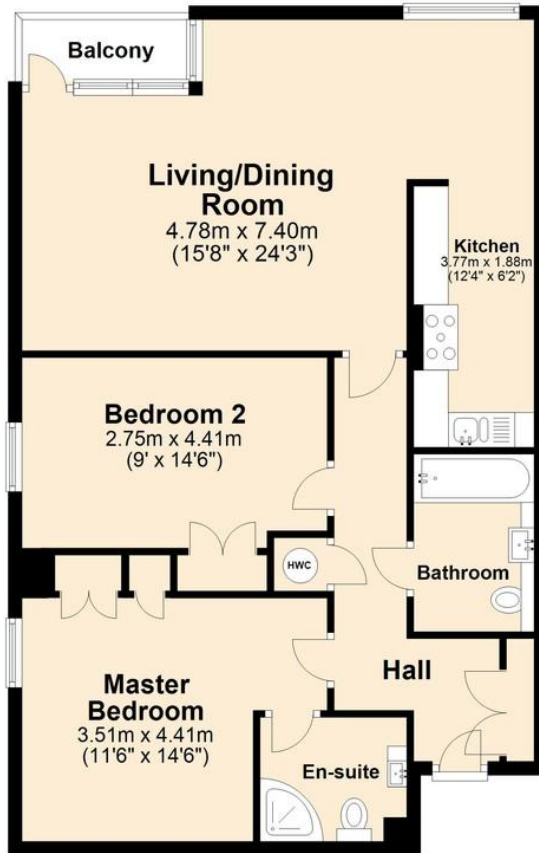
We have been reliably informed the Service Charge is £1800 per annum

We have been reliably informed that Ground Rent is £130 per annum



Third Floor

Approx. 83.4 sq. metres (897.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)

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

AWAITING EPC GRAPH

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.

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