



Flat 2, 6 Marine Parade
Penarth, CF64 3BE





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£625,000 Share of Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to market this beautifully presented, spacious three bedroom first floor apartment enjoying spectacular panoramic sea views. Located in one of Penarth's most desired streets. The apartment is conveniently located to Penarth Town Centre, Penarth Pier, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, bay fronted living/dining room, kitchen, utility room, a spacious master bedroom with en-suite and fitted wardrobes, a generously sized second bedroom with fitted wardrobes, a versatile third bedroom and a family bathroom. Externally the property benefits from two large garages with electric doors. Share of Freehold. EPC Rating; 'TBC'.

Directions

- Penarth Town Centre 0.5 miles
- Cardiff City Centre 10.5 miles
- M4 (J33) 4.3 miles

Your local office: Penarth

T 02920 712266

E penarth@wattsandmorgan.co.uk





Summary of Accommodation

ACCOMMODATION

Communal entrance - Entered via the original front door with an arch window above into a welcoming hallway which enjoys original tiled flooring, a carpeted staircase leading to the first-floor landing and two original stained glass windows to the side elevations. Flat 2 is located on the first floor.

Entered via a hardwood door into a welcoming hallway which benefits from carpeted flooring and an audio intercom door entry system.

The spectacular living/dining room is the focal point of the apartment which enjoys carpeted flooring, a central feature fireplace, a bay window enjoying elevated sea views across the Bristol Channel with composite sash double-glazed windows to the front and side elevations. The living/dining room further benefits from a bespoke fitted TV storage unit, original coving, decorative ceiling roses and picture rails.

The kitchen has been fitted with a range of base and wall units with wood laminate work surfaces. Integral appliances to remain include: a 4-ring induction hob with an extractor hood over and an electric oven. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a central feature island unit with a marble work surface and a breakfast bar, Karndean flooring, recessed ceiling spotlights, a bowl and a half stainless steel sink, a wall mounted cupboard houses the 'Worcester' boiler and a uPVC double-glazed window to the rear elevation with a glazed uPVC door providing access onto the fire escape.

The utility room benefits from a laminate work surface with space and plumbing is provided for freestanding white goods. A composite double-glazed sash window to the side elevation, Karndean flooring and a central heating radiator.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal 'Savoy' wash hand basin and a WC. The bathroom further benefits from Karndean flooring, an obscured composite double-glazed window to the side elevation, a recessed store cupboard and a wall mounted chrome towel radiator.

The spectacular master bedroom enjoys carpeted flooring, fitted recessed wardrobes and a composite double glazed sash windows to the front elevation enjoying superb elevated sea views.

The en-suite has been fitted with a 3-piece white suite comprising: a large glass walk-in shower cubicle with a rainfall shower over and a handheld shower attachment, a 'Villeroy & Boch' wash hand basin set within a vanity unit and a WC. The en-suite further benefits from Karndean flooring, recessed ceiling spotlights, a wall mounted mirrored cabinet, a wall mounted chrome towel radiator and a recessed storage cupboard.

Bedroom two is another generously sized double bedroom which enjoys carpeted flooring, fitted recessed wardrobes and a composite double glazed sash window to the rear elevation.

Bedroom three (currently being used as a home office) enjoys carpeted flooring, a range of fitted storage units and a composite double glazed sash window to the side elevation.

GARDEN AND GROUNDS

Flat 2, 6 Marine Parade is approached off the road onto a private driveway beyond which are two large garages with electric doors.



SERVICES AND TENURE

Share of Freehold.

Leasehold. 999 year Lease from 1st January 2002.

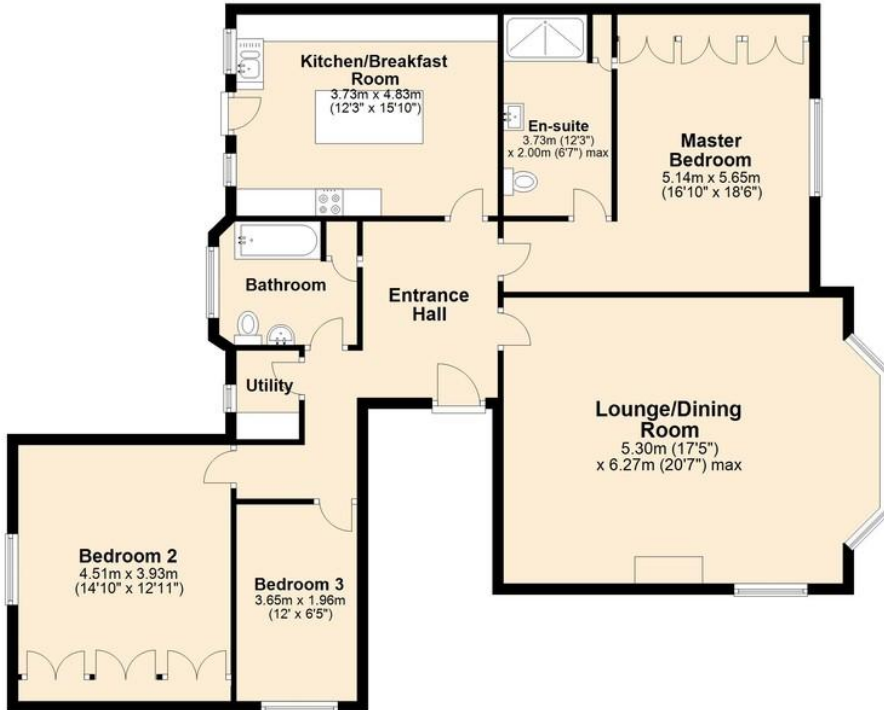
Peppercorn Ground Rent.

Council Tax Band G - £2,968.00 per annum.

We have been reliably informed that the building insurance is approximately £388.00 per annum.

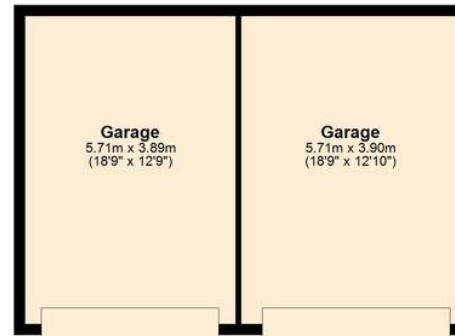
First Floor

Approx. 129.0 sq. metres (1388.9 sq. feet)



Garage

Approx. 45.1 sq. metres (484.9 sq. feet)



Total area: approx. 174.1 sq. metres (1873.9 sq. feet)

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

AWAITING EPC GRAPH



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

