



The Townhouse, 8 Pen Y Garth Mansions, 2 Stanwell Road
Penarth, CF64 3EA





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£635,000 Share of Freehold

4 Bedrooms : 3 Bathrooms : 2 Reception Rooms

Watts & Morgan are excited to market this immaculately presented, four bedroom town house situated in the heart of Penarth town centre. Conveniently located to local amenities, Penarth Pier, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, cloakroom, living room, open plan kitchen/dining room with bi-folding doors providing access to the rear garden. First floor landing, three double bedrooms, study area, shower room and family bathroom. Second floor landing, spacious master suite enjoying elevated water views over Bristol Channel with a dressing room and en-suite. Externally the property enjoys a private gated entrance providing off-road parking for two vehicles and a beautifully landscaped rear garden with a garden office. EPC Rating 'C'.

Directions

- Penarth Town Centre 0.0 miles
 - Cardiff City Centre 3.7 miles
 - M4 (J33) 9.7 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed composite door into a welcoming hallway enjoying 'Ted Baker' design tiled flooring, a recessed storage cupboard, recessed ceiling spotlights, an audio/visual intercom system and a carpeted staircase with under stair storage leading to the first floor.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and an obscured uPVC double glazed window to the front elevation.

The living room enjoys engineered oak flooring, recessed ceiling spotlights, a central feature fireplace with an electric log burner, a uPVC double glazed window with 'Abode' fitted shutters to the front elevation and 'Abode' fitted shutters leading to the dining room/kitchen.

The dining area benefits from continuation of engineered oak flooring, recessed ceiling spotlights and uPVC double glazed bi-folding doors leading to the rear garden.

The kitchen showcases a range of wall and base units with composite work surfaces. Integral appliances to remain include; a 'Baumatic' 4-ring gas hob with an extractor fan over, a 'Smeg' electric oven, a 'Smeg' combination microwave with a 'Smeg' warming drawer, a fridge/freezer, a 'Baumatic' dishwasher and a 'Baumatic' washing machine. The kitchen further benefits from continuation of 'Ted Baker' design tiled flooring, recessed ceiling spotlights, 'Ted Baker' design tile splashback, a cupboard housing a wall mounted 'Ideal' boiler and a uPVC double glazed window to the rear elevation.

FIRST FLOOR

The first floor landing benefits from engineered oak wood flooring, a recessed storage cupboard housing an 'Ideal' hot water tank, recessed ceiling spotlights and a carpeted staircase leading to the second floor.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window with 'Abode' fitted shutters to the front elevation.

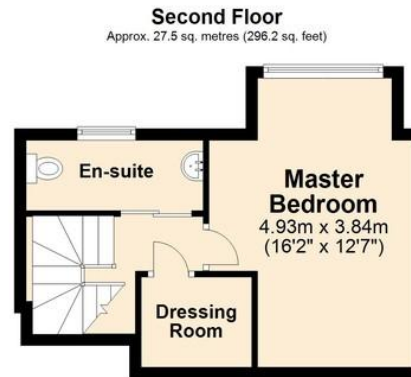
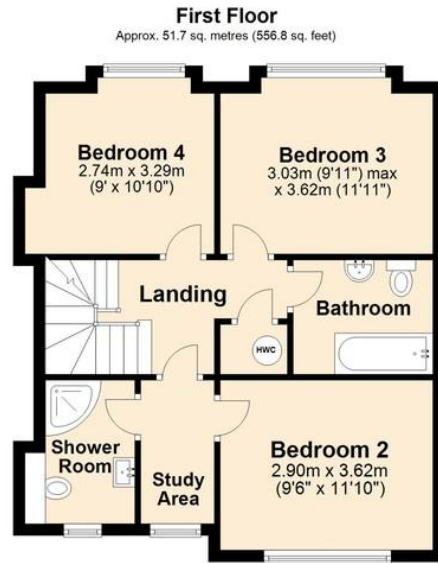
The shower room has been fitted with a 3-piece white suite comprising; a corner glass shower cubicle with a thermostatic rainfall shower over, a wash-hand basin set within a vanity unit and a WC. Further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and an obscured uPVC double glazed window to the front elevation.

The study area enjoys continuation of engineered oak flooring and a uPVC double glazed window with 'Abode' fitted shutters to the front elevation.

Bedroom three is a another spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights and large floor to ceiling uPVC double glazed windows to the rear elevation.

Bedroom four is a further double bedroom benefiting from carpeted flooring, recessed ceiling spotlights and large floor to ceiling uPVC double glazed windows to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls and recessed ceiling spotlights.



Total area: approx. 130.3 sq. metres (1402.6 sq. feet)

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

SECOND FLOOR

The second floor landing benefits from carpeted flooring and recessed ceiling spotlights.

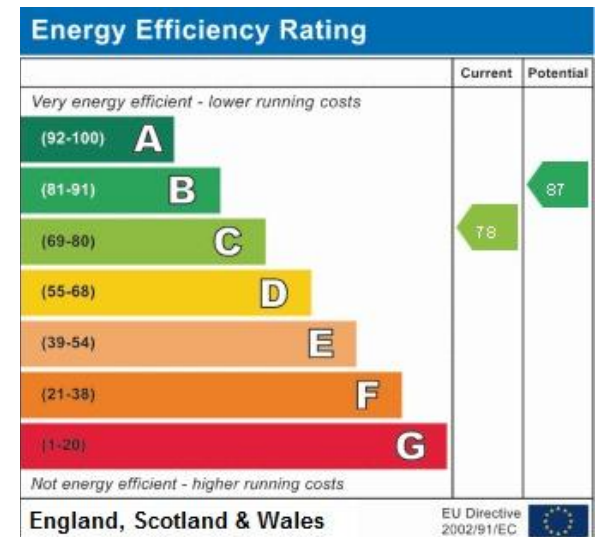
The master bedroom is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights, a hatch providing access to eaves storage and a uPVC double glazed window to the rear elevation providing elevated partial sea views. The master suite further benefits from a dressing area and an en-suite fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and a 'Velux' roof light.

GARDENS AND GROUNDS

The Townhouse is approached off the road via an electric gate and enjoys a private driveway providing off-road parking for two vehicles with additional visitor parking available. The beautifully landscaped, low maintenance rear garden is predominantly laid with artificial turf, a decked area provides ample space for outdoor entertaining and dining. The property further benefits from an outdoor office with full electrical connection.

SERVICES AND TENURE

All mains services connected. Share of Freehold.





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