

The Pinnacle,

Trem Elai, Penarth, CF64 1TF



Estate Agents and
Chartered Surveyors

Asking Price Of

£265,000



Two Bedroom Apartment



Property Description

****IMMACULATELY PRESENTED, WITH PANORAMIC VIEWS* NO CHAIN**** MGY are delighted to bring to market this modern and spacious two bedroom, sixth floor apartment in The Pinnacle, Penarth. The accommodation briefly comprises entrance hallway, open plan living/kitchen space, two double bedrooms (master en-suite) and family bathroom. The property further benefits from a large wrap around balcony, offering fantastic views over Penarth Marina and Cardiff Bay, gas central heating and secure gated access to one allocated parking space. No chain.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 657 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Situated in the sought after location of Penarth, within the Vale of Glamorgan. Superb views across Penarth Marina, Cardiff Bay and beyond. Close proximity to local shopping facilities at Penarth town centre and the seafront. The property is also within easy reach of Cogan train station and excellent road links, providing access to the A4232 and M4 motorway.

ENTRANCE HALL

Entered via wooden front door located off the communal hallway. 'Antico' wood flooring. Wall mounted intercom system. Storage cupboard, with ample space and plumbing for free standing white goods. Doors to all rooms.

OPEN PLAN LIVING/KITCHEN

22' 0" x 11' 3" (6.73m x 3.44m)
Spacious and modern open plan living and kitchen space with superb panoramic views across Penarth Marina and Cardiff Bay. 'Antico' wood flooring throughout. uPVC double glazed window to side and floor to ceiling uPVC double glazed window with additional sliding door leading onto private wrap around balcony. Fully fitted kitchen with a range of wall, base and drawer units and roll top worktops

over incorporating inset stainless steel sink with mixer tap over and 'Bosch' four ring gas hob with 'Bosch' electric oven below and extractor fan above. Integrated fridge/freezer. Wall mounted 'Baxi' Combi boiler. Spotlights to ceiling. Power points. Radiator. TV and Telephone point.

MASTER BEDROOM

11' 3" x 10' 2" (3.43m x 3.11m)
Carpet to floor. uPVC double glazed window to side. Pendant light fitting. Power points. Radiator. Door to en-suite.

EN-SUITE

6' 7" x 5' 1" (2.01m x 1.57m)
'Antico' wood flooring. Tiled walls. Spotlights to ceiling. WC. Vanity wash hand basin with mixer tap over and storage beneath. Walk-in glass shower cubicle with mains powered shower over. Chrome heated towel rail. Wall mounted mirror. Extractor fan.

BEDROOM TWO

11' 3" x 8' 5" (3.44m x 2.58m)
Double bedroom. Carpet to floor. Large fitted mirrored wardrobes, with sliding doors. Pendant light fitting. uPVC double glazed window to side. Power points. Radiator.

BALCONY

Large wrap around balcony, with superb panoramic views over Penarth Marina and Cardiff Bay. Accessed from the living room.

FAMILY BATHROOM

6' 11" x 6' 4" (2.13m x 1.94m)
'Antico' wood flooring. Tiled walls. Fitted three-piece suite including panelled bath with mains powered shower over, WC, and wall mounted wash hand basin with mixer tap over. Wall mounted mirror. Chrome heated towel rail. Extractor fan. Spotlights to ceiling.

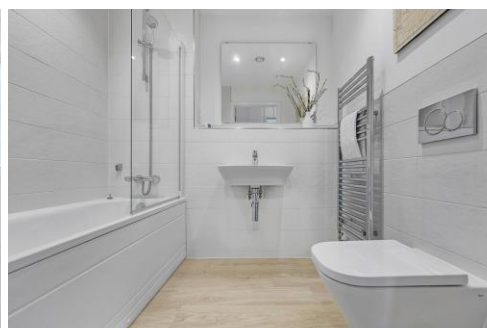
PARKING

Secure gated access to an allocated parking space. Visitor parking.

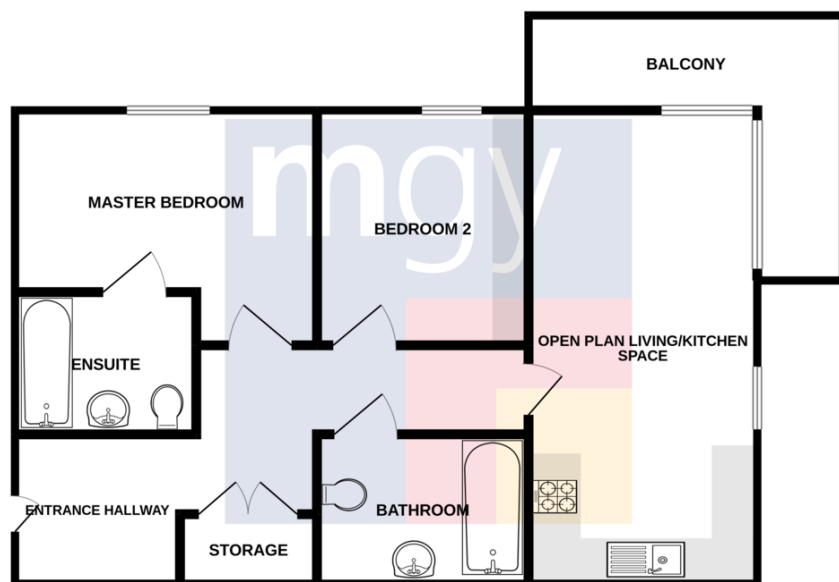
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2010. Service charges of £2457 per annum, which includes building insurance, lift maintenance, secure entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated access to an allocated parking space and visitor parking. Ground rent £250 per annum.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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