



3 Custom House Place
Penarth, CF64 1TP



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£285,000 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to market this two bedroom mid-terraced property situated in a prime spot within Penarth Marina boasting spectacular water views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The property briefly comprises: porch, living/dining room, kitchen. First floor landing, two spacious double bedrooms and a family bathroom. Externally the property enjoys an enclosed low maintenance rear garden and one allocated parking space. Being sold with no onward chain. EPC Rating: 'C'.

Directions

- Penarth Town Centre 0.7 miles
 - Cardiff City Centre 3.8 miles
 - M4 (J33) 9.7 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC double glazed door into a porch which enjoys carpeted flooring. A second wooden door leads into a spacious living room benefiting from carpeted flooring and a large uPVC double glazed window to the front elevation enjoying spectacular views of Penarth Marina. The rear hallway enjoys tiled flooring, a wooden staircase leading to the first floor and a double glazed wooden door providing access to the rear garden and an outside store cupboard housing a wall mounted combi boiler. The kitchen has been fitted with a range of wall and base units with a roll top laminate work surface. Integral appliances to remain include: a 'Hotpoint' fridge/freezer, a 'Diplomat' electric oven, a 'Diplomat' 4-ring electric hob with an extractor fan over and a dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of tiled flooring, partially tiled splashback, a stainless steel sink and a uPVC double glazed window to the rear elevation.

FIRST FLOOR

The first floor landing provides access to both bedrooms and the family bathroom. A loft hatch providing access to the loft space. Bedroom one is a spacious double bedroom which enjoying a range of fitted wardrobes and a uPVC double glazed window to the front elevation providing elevated views over Penarth Marina. Bedroom two is another double bedroom which benefits from a recessed storage cupboard and a uPVC double glazed window to the rear elevation. The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls and an extractor fan.

GARDENS AND GROUNDS

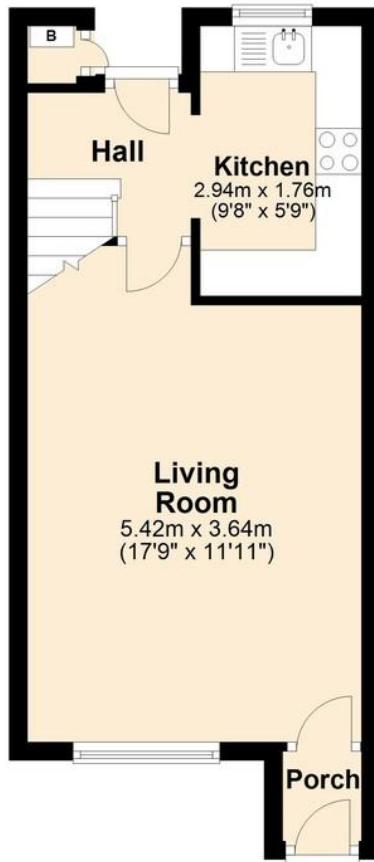
3 Custom House Place enjoys an enclosed low maintenance courtyard style rear garden. The property also benefits from one allocated parking space to the rear of the property.

SERVICES AND TENURE

All mains services connected. Freehold. We have been reliably informed that the service charge to Penarth Portway is approximately £33.50pcm for the upkeep of communal areas.

Ground Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



First Floor

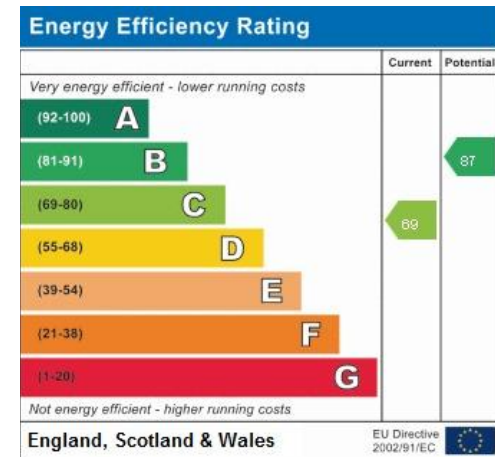
Approx. 28.4 sq. metres (306.2 sq. feet)



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.

Total area: approx. 56.8 sq. metres (611.8 sq. feet)

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



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