

2 Bay View, Old Barry Road
Penarth, CF64 2NR





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£495,000 Share of Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to market this spacious, three bedroom ground floor apartment set within an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The property enjoys wonderful elevated views over Cardiff Bay and has been finished to the highest standard. The spacious and versatile accommodation briefly comprises: entrance hall, a spectacular open-plan living/dining/kitchen with bifold doors providing access onto a private balcony, utility room. Three double bedrooms, a 'Jack & Jill' en-suite and a family bathroom. Externally the property benefits from two allocated parking spaces. Share of Freehold. Being sold with no onward chain. EPC rating 'B'.



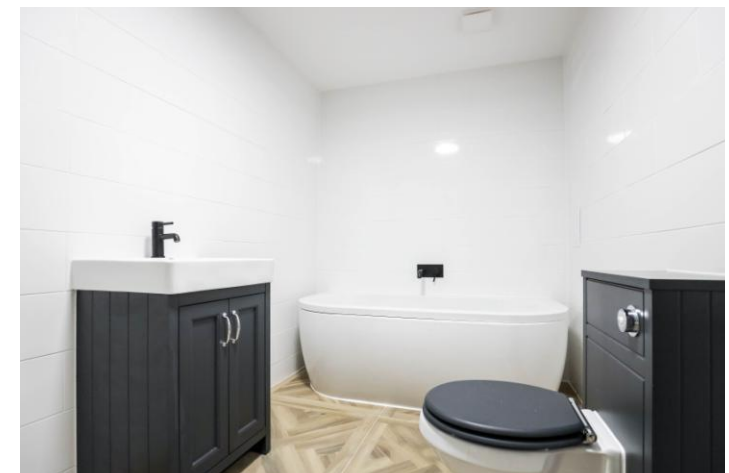
Directions

- Penarth Town Centre 1.1 miles
- Cardiff City Centre 3.0 miles
- M4 (J33) 9.0 miles

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Summary of Accommodation

ACCOMMODATION

A communal entrance provides access to all apartments and enjoys wooden flooring and a central ceiling light point with a motion sensor. 2 Bay View is located on the ground floor.

Entered via a partially glazed composite door into a welcoming hallway enjoying carpeted flooring, two recessed storage cupboards, a wall mounted alarm system and an audio door entry system.

The open plan kitchen/dining/living room is the focal point of the apartment and enjoys wooden flooring, recessed ceiling spotlights, a feature tall radiator and uPVC double glazed bi-folding doors providing access onto the balcony. The kitchen showcases a range of wall and base units with quartz work surfaces. Integral appliances to remain include; a 'Samsung' fridge/freezer, a 'Bosch' dishwasher, a waste disposal unit, an 'Indesit' electric oven and an 'Indesit' 4-ring induction hob with an extractor fan over. The kitchen further benefits from continuation of wooden flooring, matching quartz splashback, an inset bowl and a half stainless steel sink with a instant hot water mixer tap over and recessed ceiling spotlights.

The utility room has been fitted with a range of base units with quartz work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of wooden flooring, matching quartz splashback and an inset stainless steel sink with a mixer tap over.

Bedroom one is a generously sized double bedroom enjoying carpeted flooring and a large floor to ceiling uPVC double glazed window to the rear elevation.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring and uPVC double glazed French doors providing access onto a private balcony.

Bedroom three is a another double bedroom and enjoys carpeted flooring and a large floor to ceiling uPVC double glazed window to the front elevation. The 'Jack & Jill' en-suite has been fitted with a 3-piece white suite comprising; a glass walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held attachment, a floating wash-hand basin and a floating WC. The en-suite further benefits from tiled flooring, partially tiled walls, a central ceiling light point and an obscured uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath, a glass walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, a wall mounted black towel radiator and a central ceiling light point with a motion sensor.

GARDENS AND GROUNDS

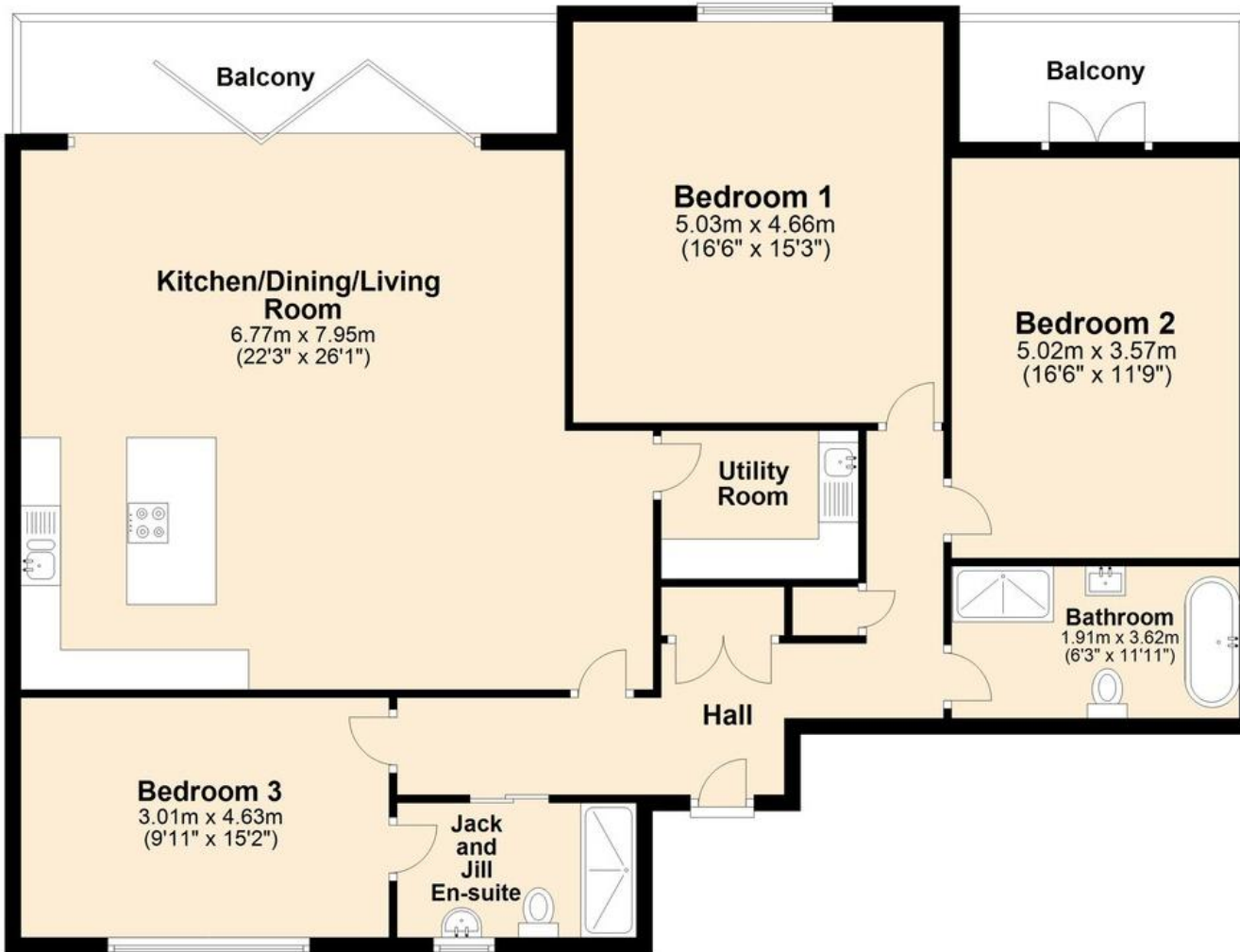
2 Bay View is approached off the road onto a private tarmac driveway with two allocated parking spaces.

SERVICES AND TENURE

All mains services connected.

Share of Freehold. 999 years from 2022.

Ground Floor
Approx. 139.5 sq. metres (1501.9 sq. feet)



Total area: approx. 139.5 sq. metres (1501.9 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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