



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





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£525,000 Share of Freehold

2 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to market this spacious, two bedroom lower ground floor apartment set within an exclusive development and has been finished to the highest standard. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The spacious and versatile accommodation briefly comprises: entrance hall, a spectacular open-plan living/dining/kitchen with bifold doors providing access onto the garden, utility room and cloakroom. Spacious master bedroom with dressing area and en-suite, a second double bedroom with French doors leading to the garden and a family bathroom. Externally the property benefits from a private landscaped garden and two allocated parking spaces. Share of Freehold. Being sold with no onward chain. EPC rating 'C'.

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. 4 Bay View is located on the lower ground floor.

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

The large spacious open plan kitchen/dining/living room is the focal point of the home and enjoys wooden flooring, two recessed storage cupboards, recessed ceiling spotlights, a feature tall radiator and uPVC double glazed bi-folding doors providing access to the rear garden. The kitchen has been fitted with 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 the continuation of wooden flooring, matching quartz splashback, an inset stainless steel bowl and a half sink with an instant hot water mixer tap over, a central feature island unit with a quartz work surface and recessed ceiling spotlights.

The cloakroom 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 feature tiled flooring, wood panelled walls, a wall mounted black towel radiator, a recessed storage cupboard and a central ceiling light point with a motion sensor.

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, an inset stainless steel sink with a mixer tap over and a central ceiling light point with a motion sensor.

The master bedroom is a spacious double bedroom enjoying carpeted flooring and a floor to ceiling uPVC double glazed window to the rear elevation. The dressing room benefits from continuation of carpeted flooring and a central ceiling light point. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in glass 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 en-suite further benefits from feature tiled flooring, partially tiled walls, a wall mounted black towel radiator and a central ceiling light point with a motion sensor.

Bedroom two is another spacious double bedroom enjoying carpeted flooring and uPVC double glazed French doors providing access to the rear garden.

The family bathroom has been fitted with a 4-piece white suite comprising; a tile panelled bath with a thermostatic rainfall shower over and a hand-held attachment, a floating wash-hand basin, a floating bidet and a floating WC. The bathroom further benefits from tiled flooring, a wall mounted black towel radiator and a central ceiling light point with a motion sensor.

GARDENS AND GROUNDS

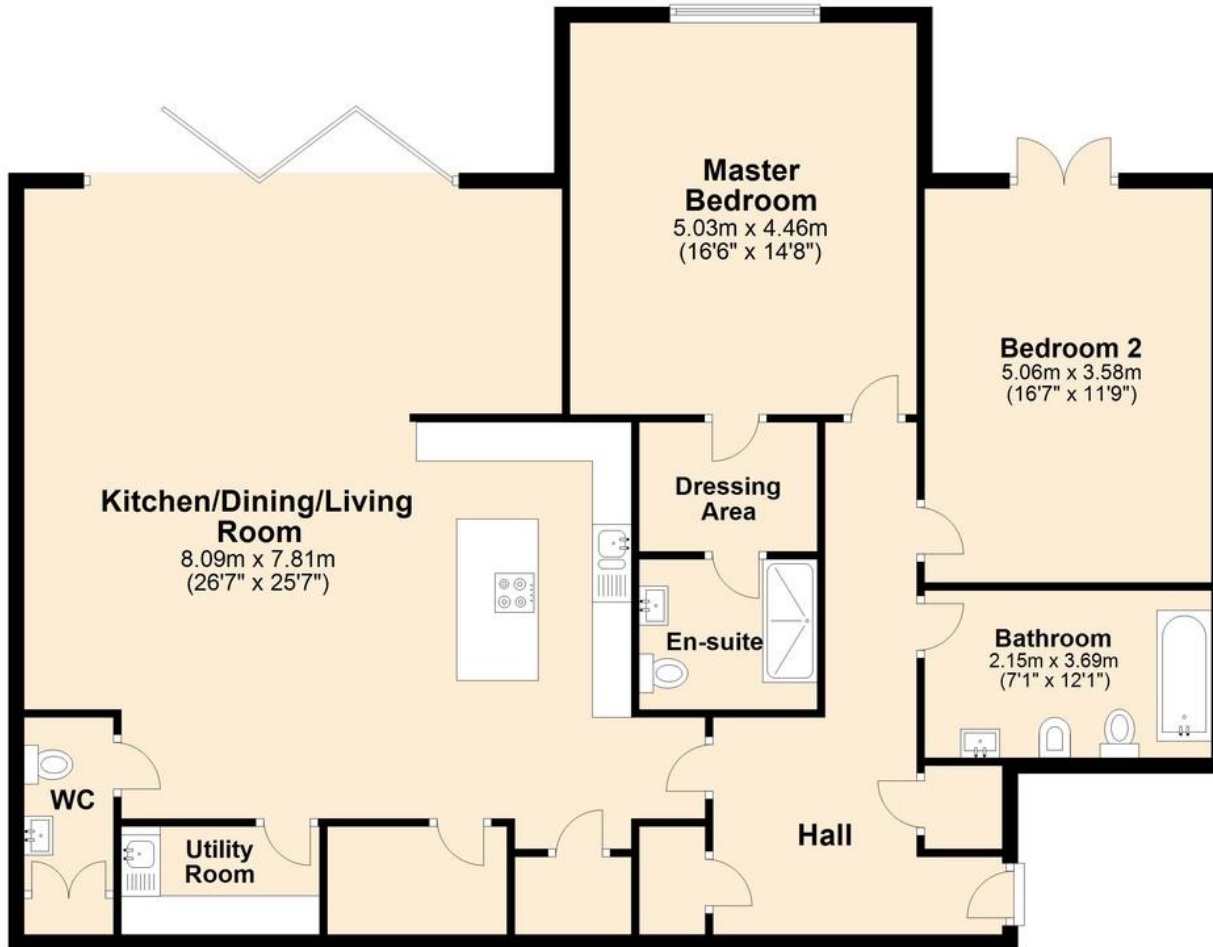
4 Bay View is approached off the road onto a private tarmac driveway with two allocated parking spaces. The property further benefits from a private garden predominantly laid to lawn, a patio area provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected.
Share of Freehold. 999 years from 2022.

Lower Ground Floor

Approx. 149.1 sq. metres (1605.1 sq. feet)



Total area: approx. 149.1 sq. metres (1605.1 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		
(69-80) C	79	79
(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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