



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





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£475,000 Share of Freehold

2 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to market this spacious, two bedroom first 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. Spacious master bedroom with French doors leading to a private balcony and an en-suite, a second double bedroom with a 'Jack & Jill' en-suite. Externally the property benefits from 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 |
-

Your local office: Penarth

T 02920 712266

E penarth@wattsandmorgan.co.uk





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. 3 Bay View is located on the first floor.

Entered at ground floor level via a partially glazed composite door into a hallway enjoying a uPVC double glazed window to the front elevation and a carpeted staircase leading to the first floor.

The first floor landing enjoys carpeted flooring, a wall mounted alarm system, a door entry system, access to eaves storage and two uPVC double glazed windows with electric blinds to the front elevation.

The open plan kitchen/living/dining room enjoys wooden flooring, recessed ceiling spotlights, two feature radiators, three uPVC double glazed windows with electric blinds to the front elevation and uPVC double glazed French doors with electric blinds providing access onto a balcony and enjoying elevated views over Cardiff Bay. 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, 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 stainless steel bowl and a half sink with an instant hot water mixer tap over, a central island unit with a quartz work surface 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, an inset stainless steel sink with mixer tap over and a uPVC double glazed window with electric blinds to the rear elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a recessed storage cupboard housing the wall mounted 'Worcester' combi boiler, a loft hatch providing access to loft space and uPVC double glazed French doors providing access onto a second balcony enjoying elevated views over Cardiff Bay. The en-suite has been fitted with a 3-piece white suite comprising; a corner glass shower cubicle with a thermostatic rainfall shower over and hand-held attachment, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall mounted black towel radiator, a central ceiling light point and an obscured uPVC double glazed window with electric blinds to the rear elevation.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring and a uPVC double glazed window with electric blinds to the rear elevation. The 'Jack & Jill' en-suite has been fitted with a 4-piece white suite comprising; a panelled bath, a large 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 tiled flooring, tiled walls, a wall mounted black towel radiator and a central ceiling light point with a motion sensor.

GARDENS AND GROUNDS

3 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.



First Floor

Approx. 99.2 sq. metres (1067.5 sq. feet)



Total area: approx. 99.2 sq. metres (1067.5 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

