



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





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£525,000 Share of Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to market this spacious, three bedroom townhouse 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 over three floors briefly comprises: entrance hall, a spectacular open-plan living/dining/kitchen, utility room and cloakroom. A spacious master bedroom with dressing room, en-suite and bifold doors providing access to the garden, two further double bedrooms, a family bathroom and a rooftop terrace. Externally the property benefits from a private landscaped garden, one allocated parking space and a detached single garage. 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

GROUND FLOOR

Entered via an obscured partially glazed composite door into a welcoming hallway enjoying wooden flooring, a wall mounted alarm system, an obscured uPVC double glazed window to the front elevation and a carpeted oak staircase with a glass balustrade leading to the lower ground floor and the roof top balcony terrace.

The open plan kitchen/dining/living room is the heart of the home and enjoys continuation of wooden flooring, underfloor heating, a feature radiator, recessed ceiling spotlights and two uPVC double glazed windows to the side/rear elevations. The kitchen showcases a range of wall and base units with quartz work surfaces. Integral appliances to remain include; a 'Samsung' fridge/freezer, an 'Amica' dishwasher, a 'Belling' electric oven and a 'Samsung' 4-ring induction hob with an extractor fan over. The kitchen further benefits from an inset bowl and a half stainless steel sink with an instant hot water mixer tap over, matching quartz splashback and a central island unit with a quartz work surfaces.

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, an inset stainless steel sink with mixer tap over, a wall mounted 'Baxi' combi boiler and a uPVC double glazed window to the side elevation.

The cloakroom serving the ground floor accommodation 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 tiled flooring, decorative wood panelling, a wall mounted chrome towel radiator and a central ceiling light point with a motion sensor.

LOWER GROUND FLOOR

The lower ground floor landing benefits from carpeted flooring and a central ceiling light point.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, underfloor heating, a central ceiling light point and large uPVC double glazed bi-folding doors providing access to the private enclosed garden.

The dressing area benefits from continuation of carpeted flooring, underfloor heating and a central ceiling light point with a motion sensor.

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, underfloor heating, a central ceiling light point and uPVC double glazed French doors providing access to the rear garden.

Bedroom three is a double bedroom and benefits from carpeted flooring, underfloor heating, two ceiling light points, a recessed storage cupboard and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath, a corner 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 bathroom further benefits from feature tiled flooring, tiled walls, a wall mounted black towel radiator and a central ceiling light point with motion sensor.





Total area: approx. 153.0 sq. metres (1647.0 sq. feet)

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

SECOND FLOOR

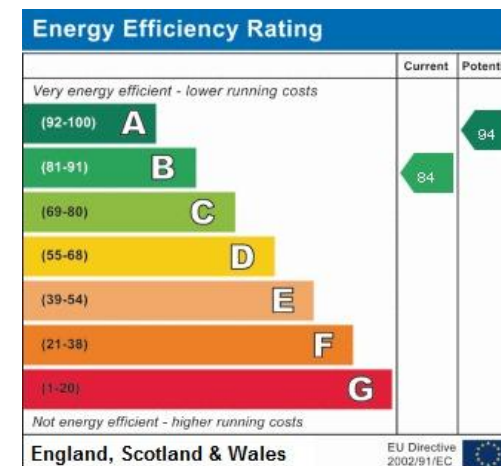
The second floor landing enjoys carpeted flooring, a uPVC double glazed window to the rear elevation and a uPVC double glazed door providing access to the roof top terrace enjoying spectacular elevated views over Cardiff Bay and beyond.

GARDENS AND GROUNDS

1 Bay View is approached off the road onto a private tarmac driveway with one allocated parking space. The property further benefits from a private garden predominantly laid to lawn with a patio area providing ample space for outdoor entertaining and dining, a roof top terrace enjoying spectacular elevated views over Cardiff Bay and a detached single garage with an electric roller door.

SERVICES AND TENURE

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





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