



65 Seabank

The Esplanade, Penarth, CF64 3AR



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£310,000 Share of Freehold

2 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to present to market this spacious and versatile sixth floor, two bedroom apartment situated in a highly desired seafront development and enjoying elevated woodland and sea views. Conveniently located to local amenities, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; entrance porch, hallway, open-plan living/dining room with access to a private balcony, kitchen, two double bedrooms, family bathroom and a shower room. Externally benefits from unallocated parking and a single garage. Being sold with no onward chain. Share of Freehold. EPC Rating- 'C'.

Directions

- Penarth Town Centre 0.3 miles
- Cardiff City Centre 4.3 miles
- M4 (J33) 10.2 miles

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Summary of Accommodation

ACCOMMODATION

A communal entrance is entered via a fob into a secure welcoming hallway with lifts and stairs to all floors. 65 Seabank is located on the sixth floor. Entered via a glazed uPVC door into a porch enjoying carpeted flooring. A second hardwood door leads into a welcoming hallway benefiting from carpeted flooring, a wall-mounted intercom system and a recessed storage cupboard housing the wall-mounted 'Worcester' combi boiler.

The spacious and versatile living/dining room benefits from carpeted flooring, decorative mouldings and large uPVC double-glazed windows to the rear/side elevations. A uPVC double-glazed door provides access onto the balcony and enjoys elevated woodland and sea views. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral 'Hotpoint' appliances to remain include; an electric oven, a microwave, a fridge, a washing machine and a 4-ring electric hob with an extractor fan over. Space has been provided for freestanding white goods. The kitchen further benefits from carpeted tile flooring, tiled walls and an inset bowl and a half sink with a mixer tap over.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes, a recessed storage cupboard, decorative mouldings and three uPVC double-glazed windows to the side elevation providing yet more elevated sea views.

Bedroom two is another spacious double bedroom and benefits from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece suite comprising; a bath, a wash hand basin and a WC. The bathroom further benefits from carpeted flooring, tiled walls, recessed ceiling spotlights and an extractor fan.

The shower room has been fitted with a 3-piece white comprising; a walk-in shower cubicle with a thermostatic shower over, a wash hand basin and a WC. The shower room further benefits from carpeted flooring, tiled walls, recessed ceiling spotlights and an extractor fan.

GARDENS AND GROUNDS

65 Seabank benefits from a private balcony providing ample space for outdoor entertaining and dining enjoying woodland and sea views. The property further benefits from a single garage with an electric roller door.

SERVICES AND TENURE

All mains services connected.

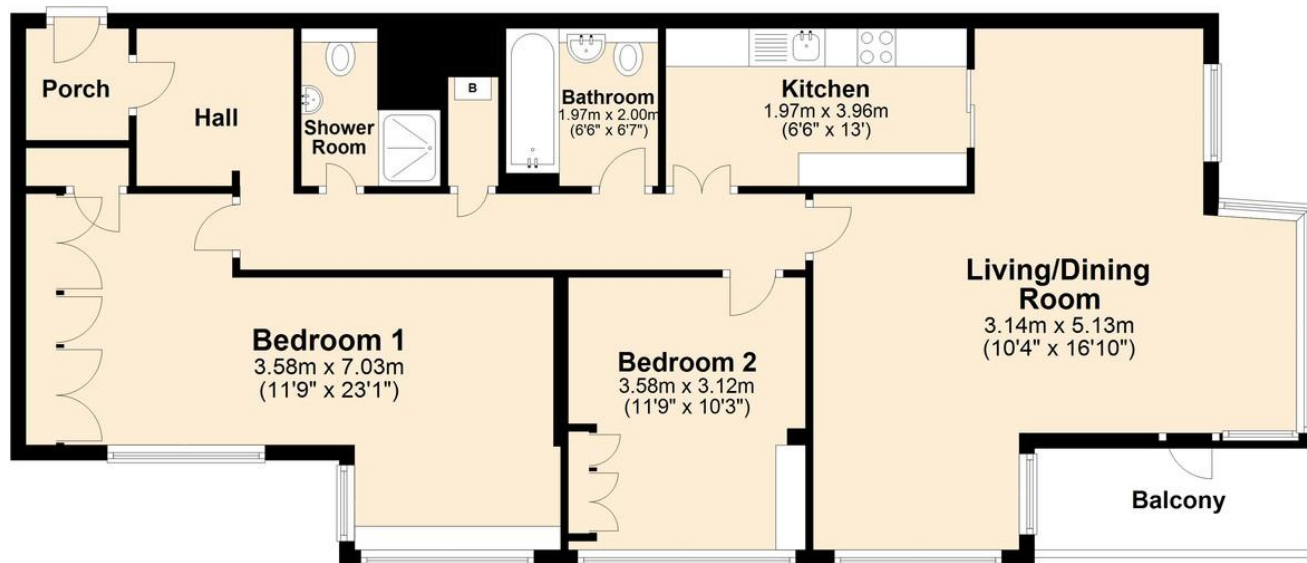
Share of the Freehold - 999 years from 1965 (approx. 942 years remaining)

We have been reliably informed that the Service Charge is £3,300.00 per annum to include buildings insurance.



Sixth Floor

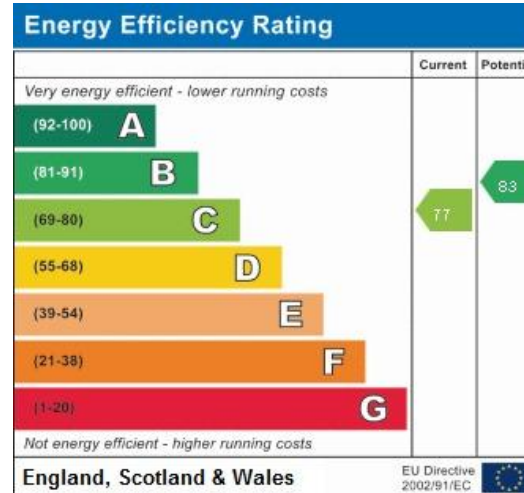
Approx. 98.7 sq. metres (1062.2 sq. feet)



Total area: approx. 98.7 sq. metres (1062.2 sq. feet)

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

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.



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