



TY GWENDOLLEN
MARCONI AVENUE
PENARTH CF64 1SS

ASKING PRICE OF
£260,000



TWO BEDROOM APARTMENT



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****STUNNING WATER VIEWS**** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment within the highly sought after Ty Gwendoline, Penarth. Situated on the Marina, within walking distance to Penarth town centre, restaurants, Tesco and Cogan train station. The waterfront accommodation comprises of entrance hall to living/dining room, separate fitted kitchen, two bedrooms, one with en-suite, main bathroom and large paved terrace. The property further benefits from fantastic water views across Cardiff Bay and Cardiff Marina, double glazing throughout, video entry intercom system, bike storage, two allocated parking spaces and visitor parking. Viewing highly recommended. EWS1 form in place.

LOCATION

Situated at Penarth Marina, with superb views across Penarth Yacht Club to Cardiff Bay. The Marina is ideally situated close to local shopping facilities at Penarth town centre and the seafront. The property is also within easy reach of excellent road links providing access to the A4232 and M4 motorway.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wood effect laminate flooring. Video entry intercom system. Wall mounted electric panel heater. Inspection hatch to loft space. Built in airing cupboard and storage cupboard. Spotlights.

LOUNGE/DINER

18' 11" x 9' 6" (5.79m x 2.90m)
Large double glazed uPVC windows and door, leading to paved terrace with superb water views across to Cardiff Bay. Wood effect laminate flooring. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Coved ceiling, with inset spotlights.

KITCHEN

9' 0" x 5' 10" (2.75m x 1.80m)
Separate kitchen. Laminate wood effect flooring. Part tiled walls. Modern fitted wall and base units, with complimenting work surfaces incorporating composite sink, with drainer. Built in stainless steel 'Smeg' oven, four ring ceramic hob and extractor hood over. Built in stainless steel 'Smeg' microwave, integrated fridge freezer and washer dryer. Extractor fan. Spotlights.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 646 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

11' 1" x 10' 2" (3.38m x 3.12m)
Double glazed uPVC windows and door leading to large terrace. Carpeted flooring. Fitted wardrobes. Wall mounted electric panel heater. TV Aerial point. Telephone point. Spotlights. Door to:-

EN SUITE

8' 1" x 5' 10" (2.48m x 1.80m)
Suite comprising panelled bath, wash hand basin set in vanity unit and low level wc with concealed cistem. Vanity mirror, shaver point and heated towel rail. Fully tiled walls, tiled floor, inset spotlights to ceiling and extractor fan.

BEDROOM TWO

10' 2" x 9' 6" (3.12m x 2.91m)
Double glazed uPVC windows to front with stunning water views. Carpeted flooring. Wall mounted electric panel heater. TV Aerial point. Telephone point. Spotlights.

BATHROOM

5' 10" x 5' 8" (1.80m x 1.73m)
Fully tiled shower cubicle with 'Pegler' shower, wash hand basin set in vanity unit and low level wc. Tiled floor and fully tiled walls. Vanity mirror, heated towel rail, inset spotlights to ceiling and extractor fan.

TERRACE

Exceptionally large paved terrace, with fantastic water views across Cardiff Marina and Cardiff Bay. Accessed from the living room and master bedroom.

PARKING

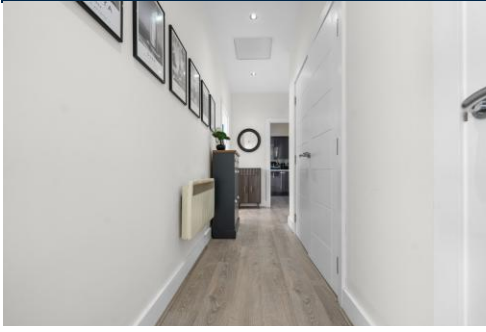
Secure gated access to two allocated parking spaces. Visitor parking.

TENURE

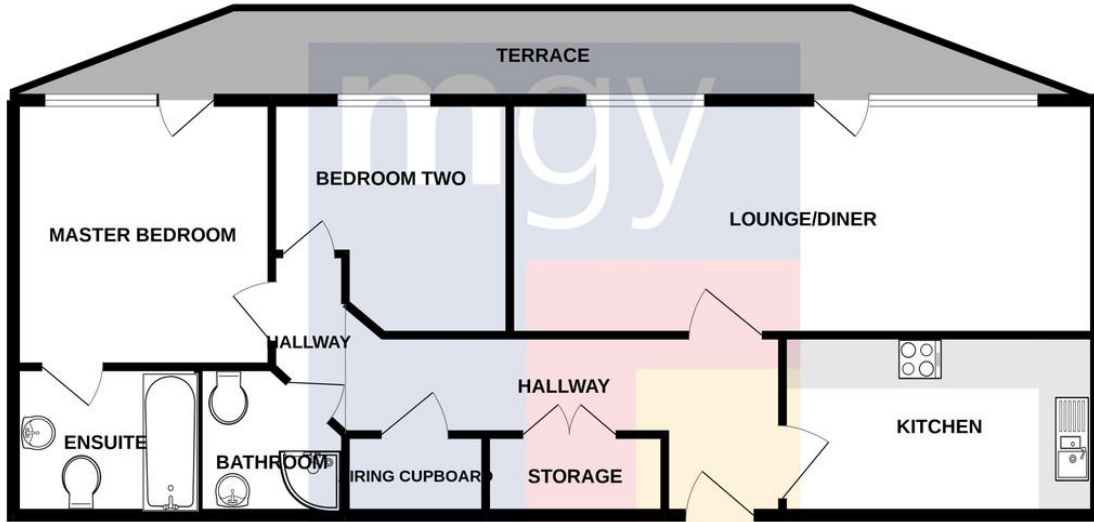
MGY are advised that the property is leasehold, with a term of 999 years from 2002. Service charges £2,391.30 per annum, which includes water rates, building insurance, fob access, video entry intercom system, secure gated access to two allocated parking spaces, visitor parking, maintenance of internal and external communal areas, regular cleaning, refuse disposal and external bike storage. Ground rent £225 per annum.



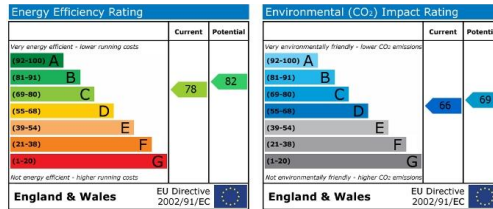
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 10/2022



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