



Caelum, 6 Alcedonia  
Albert Road, Penarth, CF64 1BY

**WATTS & MORGAN** 160 YEARS





## Caelum, 6 Alcedonia

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**£425,000** Freehold

**2 Bedrooms : 2 Bathrooms : 3 Reception Rooms**

Watts & Morgan are delighted to present this exclusive apartment located within the landmark Alcedonia development which won The Penarth Society Civic Award in 2013. Situated in the heart of Penarth Town Centre, the property is conveniently located to local amenities, Penarth Marina and Cardiff City Centre. This superb duplex apartment has been finished to the highest of standards and briefly comprises: hallway, a large spectacular open plan living/kitchen/diner area, cloakroom and airing cupboard situated on the first floor. The ground floor accommodation enjoys a generously sized master bedroom with a walk-in wardrobe, a spacious second bedroom benefitting from an en-suite shower room, a family bathroom and utility space. Share of Freehold. EPC Rating: 'D'.

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### Directions

- Penarth Town Centre 0.1 miles
  - Cardiff City Centre 3.6 miles
  - M4 (J33) 9.8 miles
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### Your local office: Penarth

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## Summary of Accommodation

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### GROUND FLOOR

Communal entrance - secure entrance with a carpeted staircase to the first floor. The apartment is located on the first floor.

Entered via a hardwood door into a welcoming hallway which benefits from a carpeted staircase leading to the first floor with a contemporary glass and oak balustrade, ceramic tiled flooring with under-floor heating, recessed ceiling spotlights and an intercom system providing an audio link to the main door. Located in the entrance hall is a utility cupboard which has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods (washing machine and tumble dryer).

The generously sized master bedroom is a spacious double bedroom which enjoys carpeted flooring, a double glazed powder coated aluminium grey window to the side elevation and a walk-in wardrobe fitted with a range of rails and shelving.

Bedroom Two is a further generously sized double bedroom which enjoys carpeted flooring and a double glazed powder coated aluminium window to the side elevation. The en-suite shower room has been fitted with a 3-piece white suite comprising: a large shower enclosure with rainfall shower over, a contemporary wash-hand basin and a dual flush WC. The en-suite further benefits from a wall mounted chrome towel radiator, ceramic tiled flooring and recessed ceiling spotlights.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath, a pedestal wash-hand basin and a dual flush WC. The bathroom further benefits from ceramic tiled flooring with under-floor heating, a wall mounted chrome towel rail and recessed ceiling spotlights.

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### FIRST FLOOR

The spectacular open-plan living space is the focal point of the home. Retaining many of its original features, this superb living space enjoys numerous 'Velux' sky lights together with three original stained-glass windows with secondary double glazing and exposed church roof trusses. The room also enjoys continuation of ceramic tiled flooring with under-floor heating and recessed ceiling spotlights.

The bespoke kitchen showcases a range of white gloss base and wall units with a composite work surface. Integral 'Neff' appliances to remain include: a 5-ring induction hob with extractor hood over, a double oven, a microwave, a dishwasher and full-length fridge and freezer. The kitchen further benefits from a central island unit providing ample space as a breakfast bar, a 'Franke' sink with half bowl and lever mixer tap and an attractive tiled splashback.

The cloakroom serving the first floor accommodation has been fitted with a 2-piece white suite comprising: a vanity unit and a dual flush WC. The cloakroom further benefits from continuation of tiled flooring, recessed ceiling spotlights, a loft hatch providing access to loft space and an airing cupboard which houses the hot water cylinder and provides ample space for linen storage.

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### GARDEN & GROUNDS

Externally the property benefits from beautifully maintained communal gardens and grounds.

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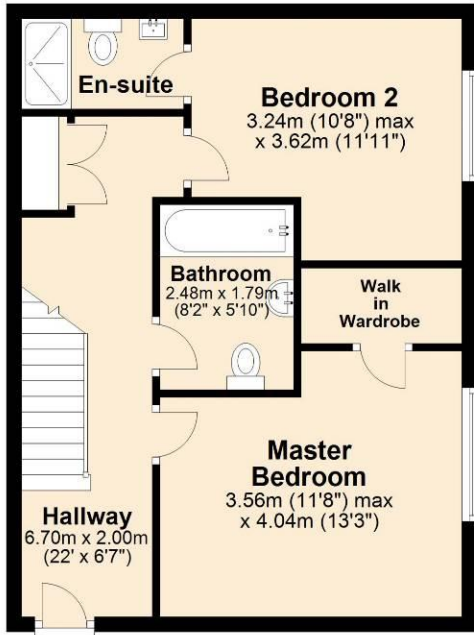
### SERVICES AND TENURE

Leasehold: 999 years from 2013 (approx. 993 years remaining) with a Share of Freehold.

We have been reliably informed that the service charge is £146.00 per month and this includes building insurance.

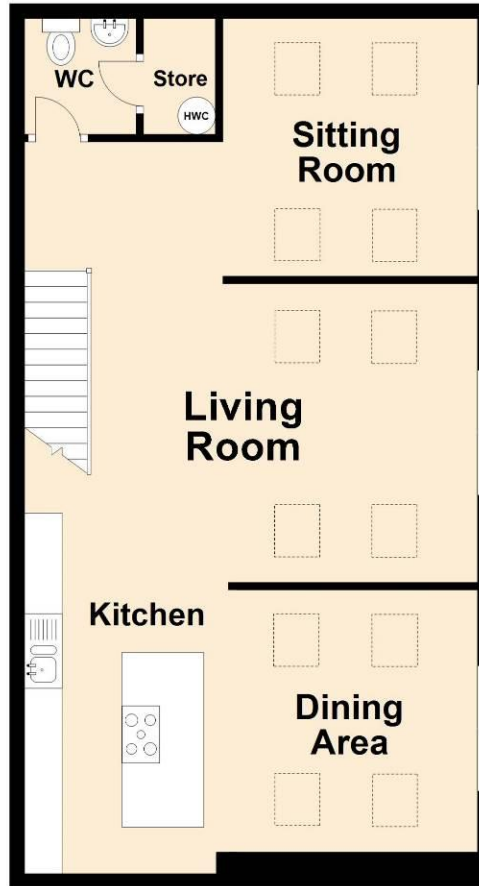
### Ground Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



### First Floor

Approx. 69.3 sq. metres (746.2 sq. feet)



Total area: approx. 116.3 sq. metres (1252.0 sq. feet)

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

### Caelum, 6 Alcedonia, Penarth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





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