



55A Pill Street  
Penarth, CF64 2JR





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## Penarth, CF64 2JR

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**£145,000** Share of Freehold

### 2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are delighted to market this immaculately presented, spacious two-bedroom maisonette. Conveniently located to Cogan Train Station, Penarth Town Centre and Cardiff City Centre. Accommodation briefly comprises: entrance hall, a first floor landing, an open plan living/dining/kitchen area, a family bathroom, a utility area, a second floor landing and two spacious double bedrooms. Externally the property benefits from a low maintenance, landscaped rear garden. Being sold with no onward chain. EPC Rating: 'TBC'.



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#### Directions

- Penarth Town Centre 0.8 miles
  - Cardiff City Centre 3.0 miles
  - M4 (J33) 8.0 miles
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#### Your local office: Penarth

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## Summary of Accommodation

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### GROUND FLOOR

Entered via a wooden glazed door into a welcoming hallway which benefits from carpeted flooring, recessed ceiling spotlights, a carpeted staircase leading to the first floor landing.

### FIRST FLOOR

The first floor landing benefits from carpeted flooring, a carpeted staircase leading to the second floor landing and a wooden door providing access onto a steel staircase giving access to the rear garden. The open plan living/dining/kitchen area is the focal point of the house. The living/dining room benefits from carpeted flooring, a central feature electric fireplace and two uPVC double glazed windows to the front elevation.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'La mona' 4-ring electric hob with an extractor fan over and a 'La mona' electric oven. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, recessed ceiling spotlights, tiled splashback and a stainless steel sink.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled splashback, a chrome wall mounted radiator and an obscured uPVC double glazed window to the rear elevation.

The utility area benefits from continuation of tiled flooring, a wall mounted 'Ideal' boiler and a fitted roll top laminate work surface. Space and plumbing provided for freestanding white goods.

### SECOND FLOOR

The second floor landing benefits from carpeted flooring and double glazed uPVC window to the rear elevation.

Bedroom one is a spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom two is a generously sized double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation.

### GARDENS AND GROUNDS

A steel staircase provides access to a landscaped, low maintenance rear garden which has been predominantly laid with chippings. A patio area provides ample space for outside entertaining and dining.

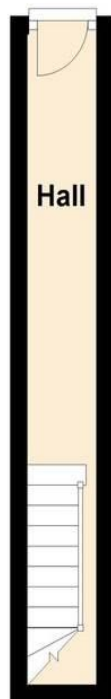
### SERVICES AND TENURE

All mains services connected. Share of Freehold.



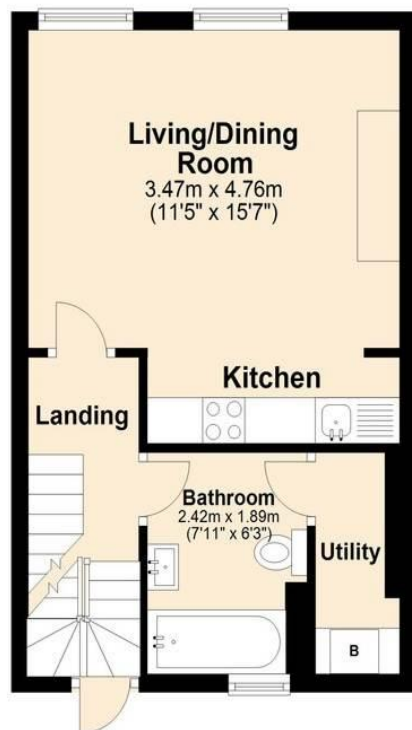
## Ground Floor

Approx. 5.6 sq. metres (60.2 sq. feet)



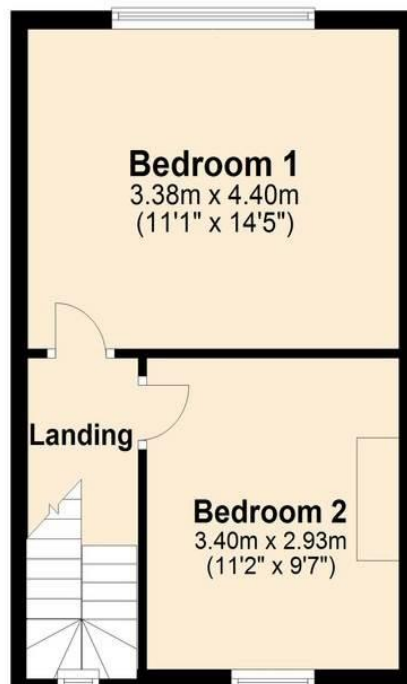
## First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



## Second Floor

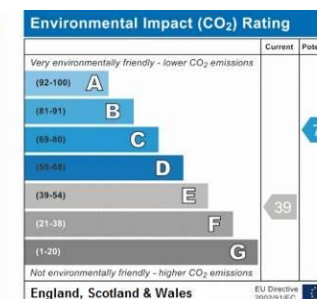
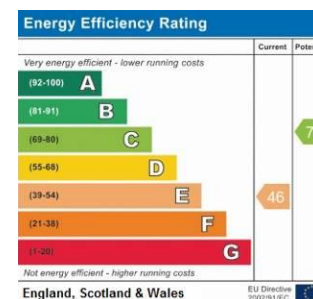
Approx. 30.1 sq. metres (323.6 sq. feet)



Total area: approx. 68.9 sq. metres (741.2 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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