



**8 Custom House Place**  
Penarth, CF64 1TP



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**£285,000** Freehold

**2 Bedrooms : 1 Bathrooms : 1 Reception Rooms**

Watts & Morgan are delighted to market for sale this well presented two double bedroom end of terraced property. Situated in a prime spot in Penarth Marina boasting spectacular waterside views across Cardiff Bay.

Conveniently located to Penarth Town Centre and Cardiff City Centre. The property briefly comprises: porch, living/dining room, rear hallway, kitchen. First floor landing, two spacious double bedrooms and a family bathroom. Externally the property enjoys an enclosed rear garden and a allocated car parking space. Found a short walk to the Water Bus. Being sold with no onward chain. EPC Rating 'D'.



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### Directions

- Penarth Town Centre 0.9 miles
- Cardiff City Centre 3.7 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

Entered via an obscured glazed uPVC door into a welcoming porch which benefits from laminate wood effect flooring. A second internal door leads into a spacious dual aspect living room which benefits from continuation of laminate wood effect flooring, a double-glazed window to the front elevation enjoying superb water views over the barrage and a feature double glazed window to the side elevation.

The rear hall way enjoys continuation of laminate wood effect flooring, a carpeted staircase leading to the first-floor landing and an obscured glazed uPVC door providing access to the rear garden. The kitchen 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. The kitchen further benefits from tiled flooring, tiled splashback, a stainless-steel sink and a double-glazed window to the rear elevation.

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### FIRST FLOOR

The first-floor landing enjoys newly fitted carpets and a loft hatch providing access to the loft space.

Bedroom one located to the front of the property is a generously sized double bedroom enjoying spectacular elevated water views across Cardiff Bay. The bedroom enjoys carpeted flooring, a central ceiling light point and a central heating radiator.

Bedroom Two is another generously sized double bedroom which enjoys carpeted flooring, a cupboard housing the hot water cylinder and a double-glazed window to the rear elevation.

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 and a WC. The bathroom further benefits from fully tiled walls/flooring, a central ceiling light point and an obscured double-glazed window to the side elevation.

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### GARDENS AND GROUNDS

8 Custom House Place enjoys an enclosed, low maintenance courtyard style garden predominantly laid with paving. The property also benefits from one allocated parking space.

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### SERVICES AND TENURE

All mains services connected. Freehold.

We have been reliably informed that the service charge to Penarth Portway is approx. £400 per annum for the upkeep of communal outside areas.

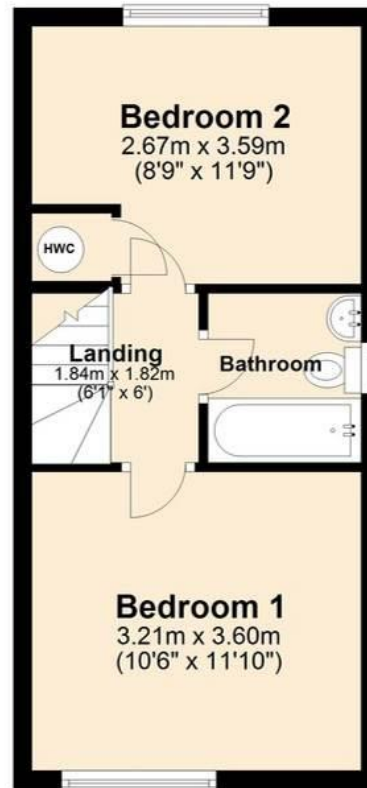
### Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



### First Floor

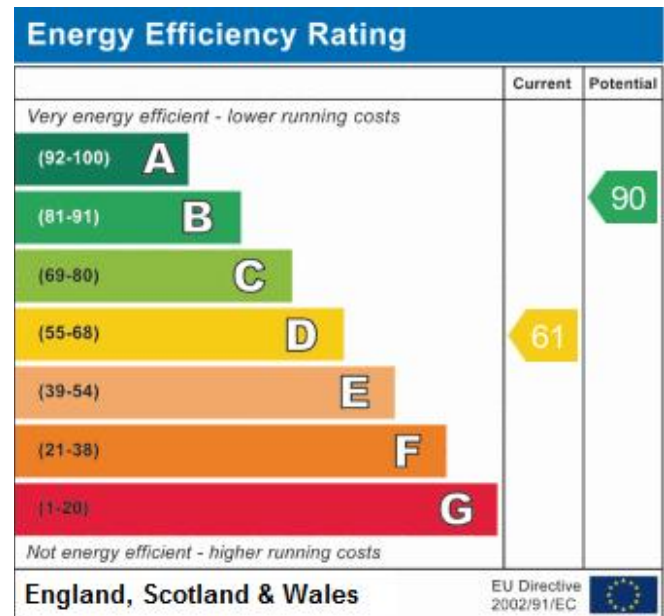
Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 58.8 sq. metres (633.2 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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