



**3 The Meridian**  
Penarth Marina, Penarth, CF64 1SQ

**WATTS & MORGAN** 150 YEARS







### 3 The Meridian

Penarth Marina, Penarth, CF64 1SQ

**£495,000** Share of Freehold

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

Watts & Morgan are delighted to present to market this rarely available, spectacular two-bedroom duplex apartment situated in the exclusive The Meridian development. Enjoying spectacular water views over the yachts of Penarth Marina. The property is conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, cloakroom, a spectacular living/dining room with French doors providing access onto a spacious balcony, kitchen, first floor landing, two spacious double bedrooms with fitted wardrobes and en-suites. Externally the property enjoys gated undercroft parking for two vehicles. Being sold with no onward chain. EPC Rating: 'C'.

#### Directions

- Penarth Town Centre 1.1 miles
- Cardiff City Centre 3.4 miles
- M4 (J33) 9.7 miles

**Your local office: Penarth**

T 02920 712266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)





## Summary of Accommodation

### GROUND FLOOR

Communal Entrance - accessed via a fob into a welcoming lobby with lift and stairs to all floors. Apartment 3 is located on the ground floor.

Entered via a wooden feature door into a welcoming hallway benefitting from laminate flooring, a video and audio door intercom system, a recessed storage cupboard and a carpeted staircase leading to the first-floor landing.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a pedestal wash hand basin and a WC. The cloakroom further benefits from carpeted flooring, partially tiled walls, recessed ceilingspotlight and an extractor fan.

The superb open plan living/dining room is the focal point of the apartment enjoying spectacular water views. A double-glazed feature arch French doors and windows provides access onto a spacious balcony providing elevated views over the yachts in Penarth Marina. The balcony further benefits from wooden decking, metal railings and provides ample space for outdoor entertaining and dining.

The kitchen showcases a range of Beech wall and base units with laminate work surfaces. Integral appliances to remain include: a 'Britannia' Range cooker with a double oven, 5-ring gas hob and matchingextractor hood. A 'Neff' dishwasher, a 'Neff' fridge/freezer and a 'Neff' washer/dryer. The kitchen further benefits from tiled flooring, partially tiled splashback, recessed ceiling spotlights and electric skirting heating. A cupboard houses the wall mounted 'Viessmann' gas boiler.

### FIRST FLOOR

The first-floor landing enjoys carpeted flooring and a large, recessed airing cupboard housing a 'Megaflo' hot water cylinder and providing shelving for ample linen storage.

The spectacular master bedroom is a spacious double bedroom which enjoys carpeted flooring, two fitted wardrobes, wall lights and a uPVC French door opening onto a Juliet balcony providing spectacular water views.

The en-suite bathroom has been fitted with a 4-piece white suite comprising: a panelled bath, a large glass walk-in shower cubicle, a pedestal wash hand basin and a WC. The en-suite further benefits from carpeted flooring, partially tiled walls and recessed ceiling spotlights.

Bedroom two is another generously sized double bedroom which benefits from carpeted flooring, fitted wardrobes and a uPVC French door opening onto a Juliet balcony providing spectacular water views.

The en-suite has been fitted with a 3-piece white suite comprising: a large shower cubicle, a wash hand basin and a WC. The en-suite further benefits from carpeted flooring, partially tiled walls, recessed ceilingspotlights and a fitted slimline upright free standing swivel vanity unit with display shelving.

### GARDENS & GROUNDS

A remote controlled electric gate provides access to the secure undercroft parking with two allocated parking spaces. A lift is available to take you to all floors. Additional visitor spaces available outside.

### SERVICES & TENURE

All mains services connected.

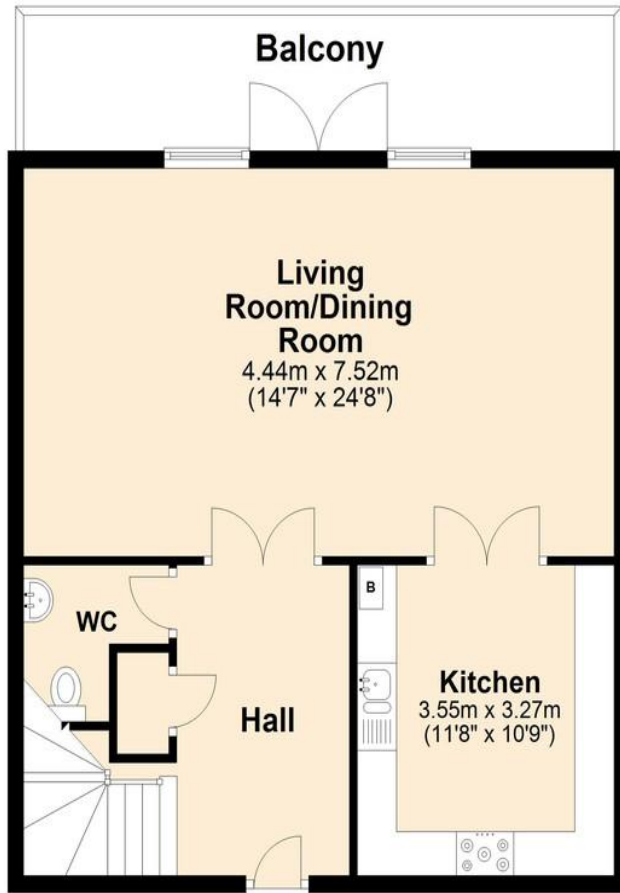
Share of Freehold - 999 years from 1st January 1999. (approx. 978 years remaining).

We have been reliably informed the Service Charge and Ground Rent is approximately £3,000 per annum. This includes building insurance.



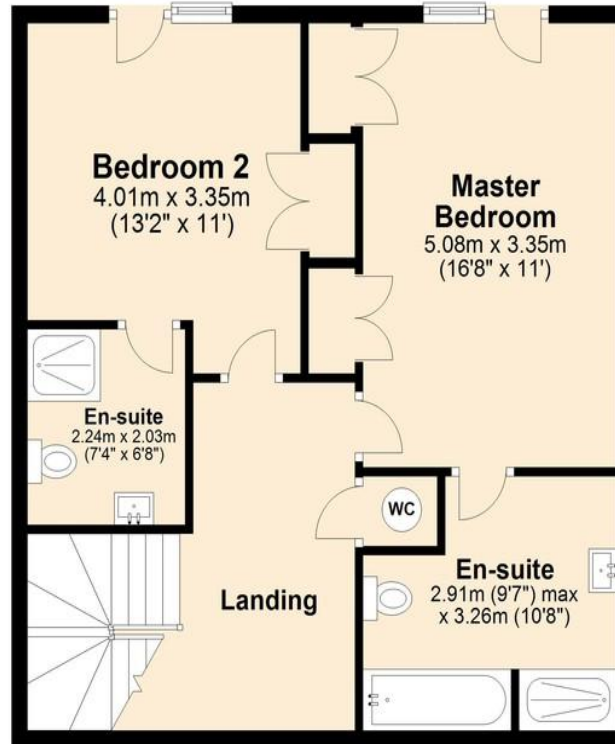
## Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



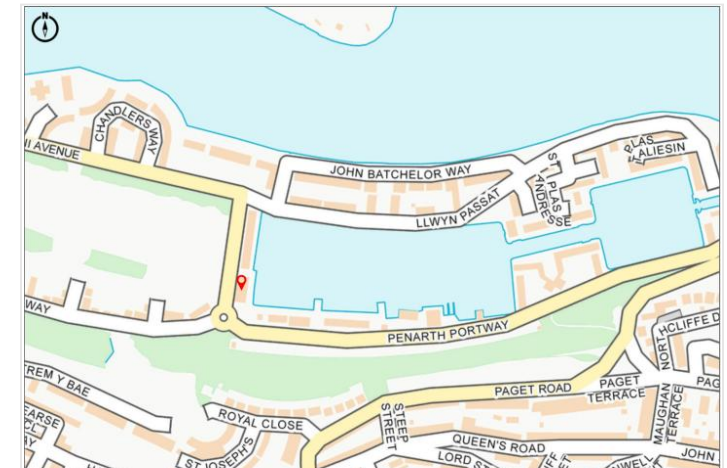
## First Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



Total area: approx. 121.8 sq. metres (1310.7 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

#### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

