

Flat 2, 110 Westbourne Road

Penarth, CF64 3HH

Watts & Morgan

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£250,000 Leasehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A beautifully presented, two bedroom ground floor apartment with direct access onto gardens. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; open plan kitchen/dining/living room, two double bedrooms and a shower room. Externally the property benefits from use of communal gardens, private patio area, garden shed and off-road parking.

Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.4 miles

M4 Motorway – 10.4 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

Direct access from the rear via a partially glazed uPVC door leading into a welcoming hallway enjoying tiled flooring and recessed ceiling spotlights.
The open plan kitchen/dining/living room is the focal point of the home and benefits from continuation of tiled flooring, recessed ceiling spotlights, two uPVC double glazed windows to the side elevation and a door providing access to the communal hallway and front access.. The kitchen has been fitted with a range of wall and base units with granite effect laminate work surfaces. Integral appliances to remain include; an 'Indesit' fridge/freezer, a 'Bosch' electric oven, a 'Bosch' 4-ring electric hob with extractor fan over, a combination microwave and an 'Indesit' dishwasher. The kitchen further benefits from matching granite effect upstands, partially tiled splashback, a peninsula unit with breakfast bar overhang, a storage cupboard housing the wall mounted 'Vaillant' combi boiler with space and plumbing provided for freestanding white goods and a composite sink with a mixer tap over.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, recessed ceilings spotlights and two uPVC double glazed windows.
Bedroom two is another double bedroom enjoying carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window.
The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and a wall mounted chrome towel radiator.

Gardens & Grounds

Flat 2, 110 Westbourne Road benefits from use of a communal garden, a private composite decked area providing ample space for outdoor entertaining and a garden shed.
The property further benefits from off-road parking located to the rear.

Additional Information

All mains services connected.
Leasehold – 125 years from 2013 (approx. 112 years remaining).
We have been reliably informed that there is a buildings insurance charge of £720pa.
We have been reliably informed that the ground rent is £20pa.
Council tax band 'C'.
EPC rating 'TBC'.

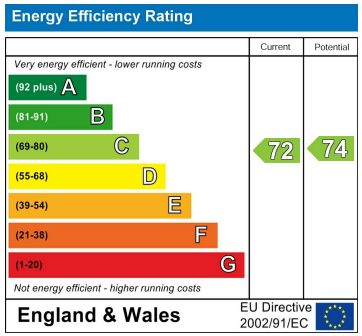
Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 sq. feet)

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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