



Llwyn Passat, PENARTH, CF64 1SE

Welcome to

Llwyn Passat, PENARTH

A very good size one-bedroom apartment in the desirable Llwyn Passat development, Penarth Marina, offering a bright open-plan living space, modern kitchen, double bedroom, contemporary bathroom. Allocated parking & close proximity to the waterfront, cafe, restaurants & local amenities. NO CHAIN!

Entrance Hall

Intercom. Door to two storage cupboards. Access to loft. Doors to all rooms. Radiator.

Lounge/Dining Room

Two double glazed windows to rear with some views of basin and Cardiff Bay. Two radiators. Coved Ceiling. TV point. Telephone Point.

Kitchen

Double glazed window to front with view of basin. Floor and wall mounted units with work surface over. One and a half bowl and drainer sink unit. Tiled splash backs. Plumbing for washing machine. Space for appliances. Gas hob. Extractor hood.

Bedroom one

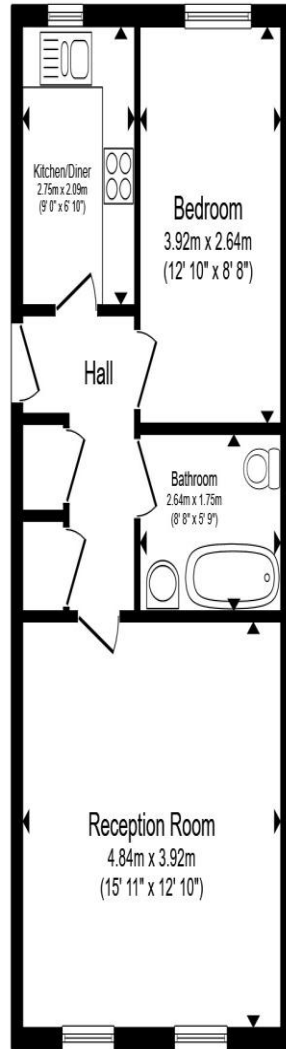
Double glazed window to front. TV point. Telephone point. Radiator.

Bathroom

Panelled bath. Wash hand basin set onto a vanity unit. WC. Fully tiled walls and floor. Radiator. Extractor fan.

Outside

Communal gardens. Allocated parking space. Secure entrance with intercom system



Total floor area 47.8 m² (515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Llwyn Passat, PENARTH

- NO CHAIN!! A one bedroom apartment in the sought after Penarth Marina.
- Spacious open-plan living/dining area
- Well maintained communal areas and allocated parking space.
- Walking distance to the marina's eateries and amenities.
- Excellent transport links to Cardiff City Centre and beyond.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1600.00

Ground Rent: 78.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£175,000



view this property online allenandharris.co.uk/Property/PNR107054



Property Ref:
PNR107054 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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