



Plas St. Pol De Leon, Penarth, CF64 1TR

Welcome to

Plas St. Pol De Leon, Penarth

A spacious two-bedroom ground floor apartment located in the popular Plas St Pol De Leon development at Penarth Marina. Offering a generous living area, separate kitchen, principal bedroom with en-suite, second double bedroom, family bathroom, and allocated parking.



Communal Entrance

Double door into hall. Double door into foyer.

Entrance Hall

Worktop with storage under. Door to lounge.

Lounge

Double glazed windows to front and side overlooking communal gardens. Dado rail. Two electric radiators. Telephone point. Airing cupboard. Intercom system. Doors to inner hall and kitchen, door to airing cupboard with hot water tank.

Kitchen

Double glazed window to side. Fitted with wall and base units. Two pull-out cupboards. Space for fridge-freezer. Plumbing for washing machine.

Inner Hall

Doors to all bedrooms and bathroom.

Bedroom One

Double glazed window to side. Door to ensuite. Electric radiator.

Ensuite

Shower cubicle. Wash hand basin. WC. Partially tiled. Extractor fan.

Bedroom Two

Double glazed window to side. Electric radiator.

Bathroom

Panelled bath. Wash hand basin. WC. Partially tiled.

Outside

Communal gardens enclosed with brick wall. Allocated parking space to side. Path leading to Penarth Marina.



view this property online allenandharris.co.uk/Property/PNR107067



Welcome to

Plas St. Pol De Leon, Penarth

- Two-bedroom ground floor apartment in the popular Plas St Pol De Leon development at Penarth Marina
- Spacious living and dining room providing flexible space for everyday living and entertaining
- Principal double bedroom with the benefit of a private en-suite shower room
- Second double bedroom served by a separate family bathroom
- Convenient marina location close to waterfront walks, local amenities, cafés, transport links, and Penarth town centre

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2029.96

Ground Rent: 40.00



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/PNR107067

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
PNR107067 - 0008

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk