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*Marconi Avenue*

CARDIFF

VALE

CAERPHILLY

BRISTOL



*From the moment you enter the building with its sleek & contemporary Atrium style foyer to the spectacular water views towards Cardiff & beyond this apartment makes for an amazing apartment to come home to every day. The apartment has been beautifully presented with many quality features added over the years.*

Comments by Mr Paul Davies

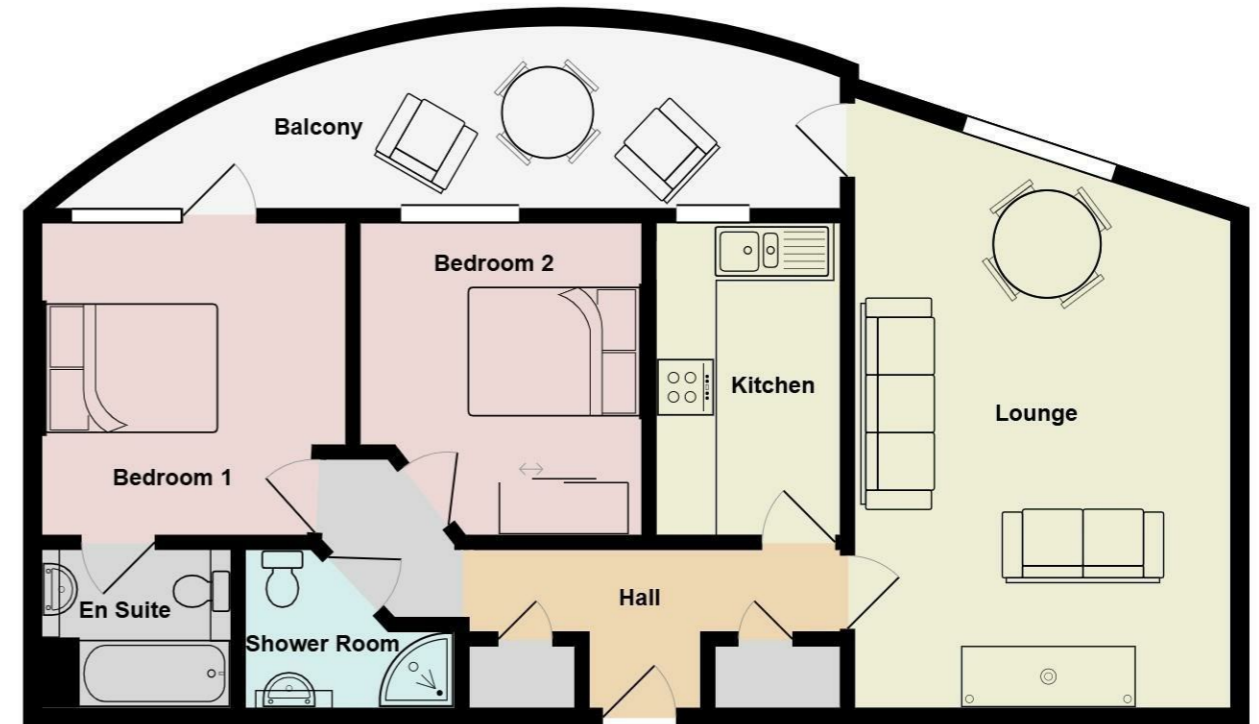


**Property Specialist**

**Mr Paul Davies**

Property Management Co-ordinator

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*We bought the apartment off plan and have thoroughly enjoyed visiting Penarth over the years. Neighbours have become friends and it has been a joy enjoying the water views whilst sipping coffee or a nice glass of wine on the balcony.*

Comments by the Homeowner





# Marconi Avenue

, Penarth, CF64 1ST

£315,000



2 Bedroom(s)



2 Bathroom(s)



699.00 sq ft



Contact our  
**Penarth Branch**

02920415161

Jeffrey Ross are pleased to present for sale this stunning second floor waterfront apartment.

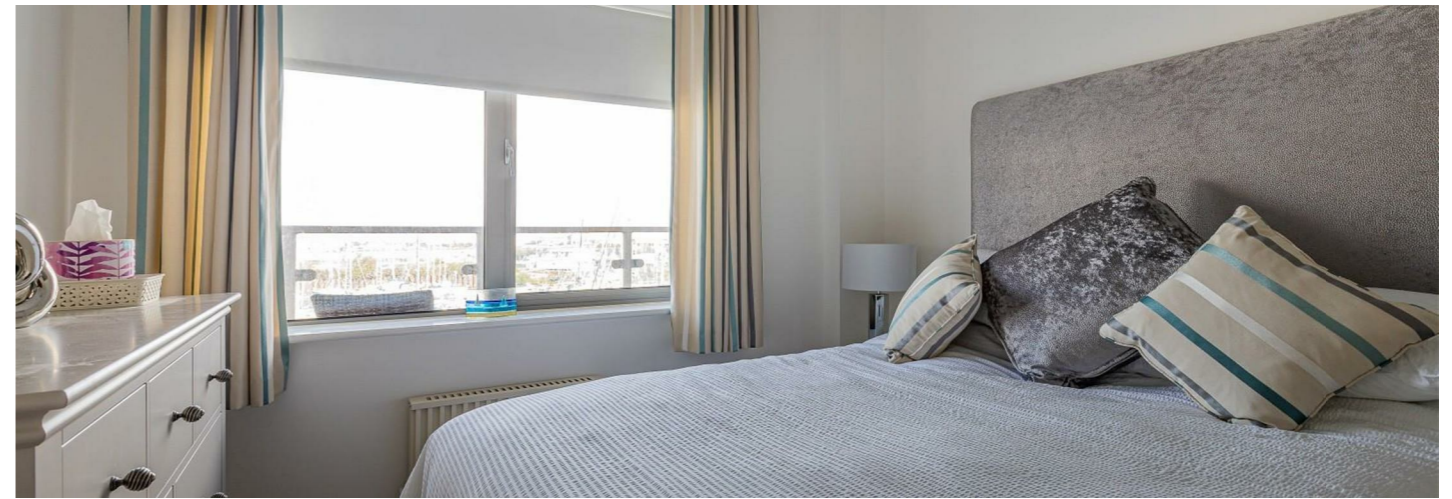
Boasting spectacular water views towards Cardiff Bay & beyond.

Beautifully presented with many additional extras.

Benefitting from remote control electric gates - secure parking - 2 spaces allocated close to the main entrance plus numerous visitor spaces, video intercom entry and lift to all floors. Further benefitting from a newly installed state of the art electrical heating system - wi-fi controllable.

Briefly comprising a stunning communal Atrium style foyer with lift and steel/glass staircase, private entrance hall, spacious lounge - access onto a spacious steel/glass balcony directly overlooking the water, fitted kitchen - fully integrated with waste disposal, fridge, freezer, dishwasher, washer/drier plus built in oven, hob & hood, master double bedroom - built in quality wardrobes plus access onto the balcony and an en suite bathroom with a second double bedroom plus shower room completing the accommodation.

Complimented with upvc double glazing.  
Viewing highly recommended.



#### Communal Entrance

Impressive Atrium style entrance with stunning steel & glass staircase leading to all floors plus a lift.

#### Hall

Allowing access to all rooms, video intercom entry phone, generous cloaks cupboard with light plus separate airing cupboard housing the hot water tank.

#### Lounge 20'10" max x 12'10" (6.35m max x 3.91m)

Spacious living room with rear window overlooking the water towards Cardiff Bay & beyond, a door allows access onto the steel and glass full width curved balcony overlooking the yachts moored on the river below and affording spectacular views towards Cardiff, TV point, telephone point.

#### Kitchen 10'7" x 6'3" (3.23m x 1.91m)

Extensively fitted with a range of wall and base units with round edge laminate worktops and inset stainless steel one & half bowl sink & drainer with mixer tap plus waste disposal and tiled splash backs, integrated appliances include fridge, freezer, dishwasher, washer/drier plus built in oven, hob & cooker hood with housing for a microwave oven, window to rear with superb water views tiled floor, extractor fan.

#### Bedroom 1 10'4" x 10'4" (3.15m x 3.15m)

Master double bedroom, window to rear plus door onto the balcony with stunning water views, fitted bedroom suite comprising wardrobes with dressing unit and bedside cabinets.

#### En Suite Bathroom

Stylishly appointed modern white suite, comprising a panel bath, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, extractor fan, twin shaver point.

#### Bedroom 2 10'7" x 9'6" max (3.23m x 2.90m max)

Double bedroom, window to rear with superb water views towards Cardiff.

#### Shower Room

Fully tiled and tiled floor, fitted 3 piece suite comprising corner shower cubicle, vanity wash hand basin and close coupled wc, extractor fan, heated towel rail.

#### Outside

Remote control electric gates allow access for secure off road parking - 2 spaces allocated with numerous secure visitor parking spaces, communal bin store.

#### Information

We believe the property to be leasehold with a 999 year lease from 01-01-2001 therefore with 975 years remaining and a ground rent of £180.00. The current service charge is £ which includes water rates and buildings insurance.  
Council Banding - Band F £3,266.15 (2026-2027)



