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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Paul Davies



### Property Specialist

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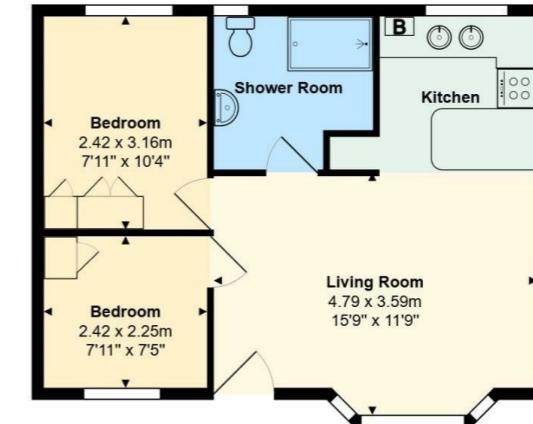


*The holiday chalets located at Marconi are perfectly located in the heart of the countryside but on the edge of the coast. With access to the Heritage Coastline and its beaches. There is a superb feeling of warmth within the site with many of the residents forging lifelong friendships.*

Comments by the Homeowner



### Marconi Holiday Village



Total Area: 41.1 m<sup>2</sup> ... 442 ft<sup>2</sup>

All measurements are approximate and for display purposes only



#### Lounge 15'8" x 10'4" (4.78m x 3.15m)

Enter via upvc door into a generous lounge, bow window to front with sweeping view towards the sea, TV point, open plan to the kitchen.

#### Kitchen 7'6" x 7'4" (2.29m x 2.24m)

Fitted with a modern range of white wall and base units with laminate worktop and inset stainless steel twin bowl sink with drainer and tiled surround, recess for fridge/freezer, electric cooker, window to rear, wall mounted combination boiler.

#### Bedroom 1 10'4" max 7'9" (3.15m max 2.36m)

Double bedroom, window to rear, built in triple wardrobes, TV point, laminate flooring.

#### Bedroom 2 7'9" x 7'4" (2.36m x 2.24m)

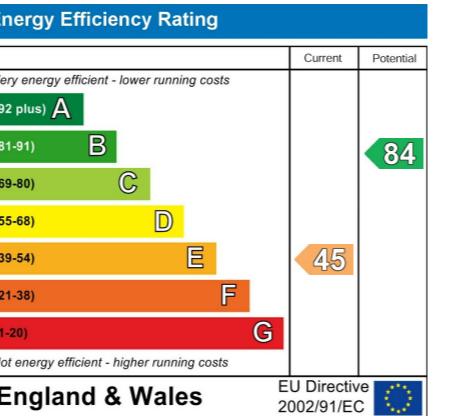
Window to front, TV point, laminate flooring.

#### Shower Room

With a white suite comprising a shower cubicle, pedestal wash hand basin and close coupled wc, tiled walls and tiled floor, plumbed for washing machine, 2 windows to rear.

#### Grounds

Set in extensive lawned grounds sweeping down to the coast. On site facilities include club house, enclosed and outdoor swimming pool with child's paddling pool plus communal laundry room, parking facilities are located near No 95.



# Fort Road

Lavernock, Penarth, CF64 5XQ

£55,000



2 Bedroom(s)



11 Bathroom(s)



436.00 sq ft

Contact our  
**Penarth Branch**

02920415161

Located within the site and commanding an elevated view towards the Bristol Channel is this semi detached holiday chalet.

Found in good order and for sale with no chain and early completion. The lease was extended in 2006 by a maximum of 65 years therefore with 45 years remaining.

On site facilities include office with attached communal laundry room, club house plus enclosed outdoor swimming pool with child's paddling pool.

Briefly comprising generous lounge open to a modern fitted kitchen with appliances, 2 bedrooms - master with fitted triple wardrobes plus a modern shower room completes the accommodation.

Complimented with upvc double glazing and gas central heating. Benefiting from a large front terrace - paved with a the sea view. Viewing highly recommended.



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