

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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WOODLAND PLACE




PENARTH



# WOODLAND PLACE

PENARTH, CF64 2EA - £200,000

Stylish ground floor garden apartment - recently refurbished in popular side road within this iconic arts & craft building in red brick & bath stone. Beautifully presented. Well placed for the town center plus the train station. Decorated throughout in a crisp white contemporary finish. Benefitting from a newly fitted and stylishly appointed shower room. Further benefitting from a private and enclosed rear courtyard garden - artificially lawned and with side lane access. Briefly comprising a communal entrance, spacious open plan main room - lounge area with large front window with remote control electric blinds and open to a modern fitted kitchen - integrated appliances to include fridge, freezer, washing machine plus built in 'Smeg' stainless steel oven with designer digital cooker hood over, double bedroom with walk in closet plus access into the courtyard and benefitting from the stunning en-suite shower room. Complimented with gas central heating - combination boiler and a security alarm. With a 125 year lease from 2002 with share of freehold. Viewing highly recommended.

 1 bedroom(s)  1 bathroom(s)  484.20 sq ft

### COMMUNAL ENTRANCE

Enter via a solid wood door into the communal entrance, allowing access to 3 apartments, tiled floor.

### MAIN ROOM

7.34 max x 4.72 max (24'1" max x 15'6" max)

Contemporary open plan living at its finest . . . .  
Comprising the living area to the kitchen and dining area.

### LOUNGE

Bright & airy living space with large window to the front allowing lots of natural light to flood in with 3 fitted roller blinds electrically operated by remote control, TV point, telephone point, intercom entry-phone, 2 radiators.

### KITCHEN

Well fitted with a range of wall and base units with round edge worktop and inset stainless steel one and half bowl sink & drainer with Grohe mixer tap and stylish bevel tiled splash backs, integrated appliances include fridge, freezer, washing machine plus built in 'Smeg' stainless steel dual fuel stove with contemporary digital cooker hood over, tiled floor, window to rear, extractor fan, numerous power sockets - 1 with built in twin USB ports.

### BEDROOM

3.02 x 2.90 max (9'11" x 9'6" max)

Double bedroom, quality fitted carpet, window to rear with half glazed door leading into the courtyard, to one corner a walk-in closet - 5' deep, telephone point, 3 double power sockets - 2 with triple USB ports, radiator.

### EN SUITE SHOWER ROOM

Newly fitted contemporary suite comprising a triple shower enclosure - glass screening with sliding glass door plus over head shower with shower attachment, vanity wash hand basin - 2 drawers plus close coupled wc - soft close seat, tiling to all walls and tiled floor, stylish black heated towel rail, extractor fan, wall mounted vanity mirror with lighting and Bluetooth speaker.

### GARDEN


Allocated enclosed courtyard - boundary wall with gate onto the lane plus feather edged fencing, laid artificial lawn, exterior light.

### ADDITIONAL INFORMATION

We have been informed by the managing agents that the apartment is leasehold with 125 years from 25-12-2002 with 106 years remaining. All owners of Woodland Hall are directors of 'Woodland Hall Management Committee' with a share of the freehold. Maintenance charges are currently £104 per month payable to Seel & Co. There is no ground rent payable. We have been informed this includes maintenance of communal areas, window cleaning and buildings insurance.  
Council Band C - £1,583.10



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Ground Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 46.1 sq. metres (495.8 sq. feet)