

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

JOHN BATCHELOR WAY
PENARTH MARINA





ENTRANCE PORCH

Upon entry a built in cloaks cupboard to the side.

LOUNGE

5.28m max x 3.81m (17'4" max x 12'6")

Generous living room, laminate flooring, window to front affording a view of the lake opposite, TV point, electric fire with Adams style surround, stairs rise to the first floor.

KITCHEN

3.81m x 2.59m (12'6" x 8'6")

Well fitted with a range of wall and base units and round edge worktops with stainless steel one & half bowl sink & drainer with mixer tap and tiled splash backs, built in oven, hob & hood, plumbed for washing machine with space for fridge/freezer plus other white goods, window to rear plus door to the rear garden, space for dining table & chairs, wall mounted gas boiler.

FIRST FLOOR LANDING

Access to all rooms plus access to the loft.

BEDROOM 1

3.81m x 2.64m (12'6" x 8'8")

Double bedroom, window to front offering a spectacular view of the lake & Cardiff Bay & beyond with a door allowing access onto a balcony affording the same view, laminate flooring, TV point.

BEDROOM 2

3.81m x 2.62m (12'6" x 8'7")

Double bedroom, 2 windows to rear, laminate flooring, telephone point.

BATHROOM

With a white suite comprising a panel bath with a mains shower over, vanity wash hand basin and close coupled wc, tiled walls, window to side, light/shaver point, generous over stairs airing cupboard housing the hot water tank.

GARDEN

Open frontage - brick paved allowing off road parking, exterior light. Enclosed paved rear garden - boundary wall and fencing, outside tap, exterior light, side gate to a shared area with next door - perfect for small garden shed etc.

INFORMATION

We believe the property is Freehold.

Council Banding - Band F £3,068.02 (2025-2026)





JOHN BATCHELOR WAY

PENARTH MARINA, CF64 1SD -
£310,000

 2 Bedroom(s)  1 Bathroom(s)  sq ft

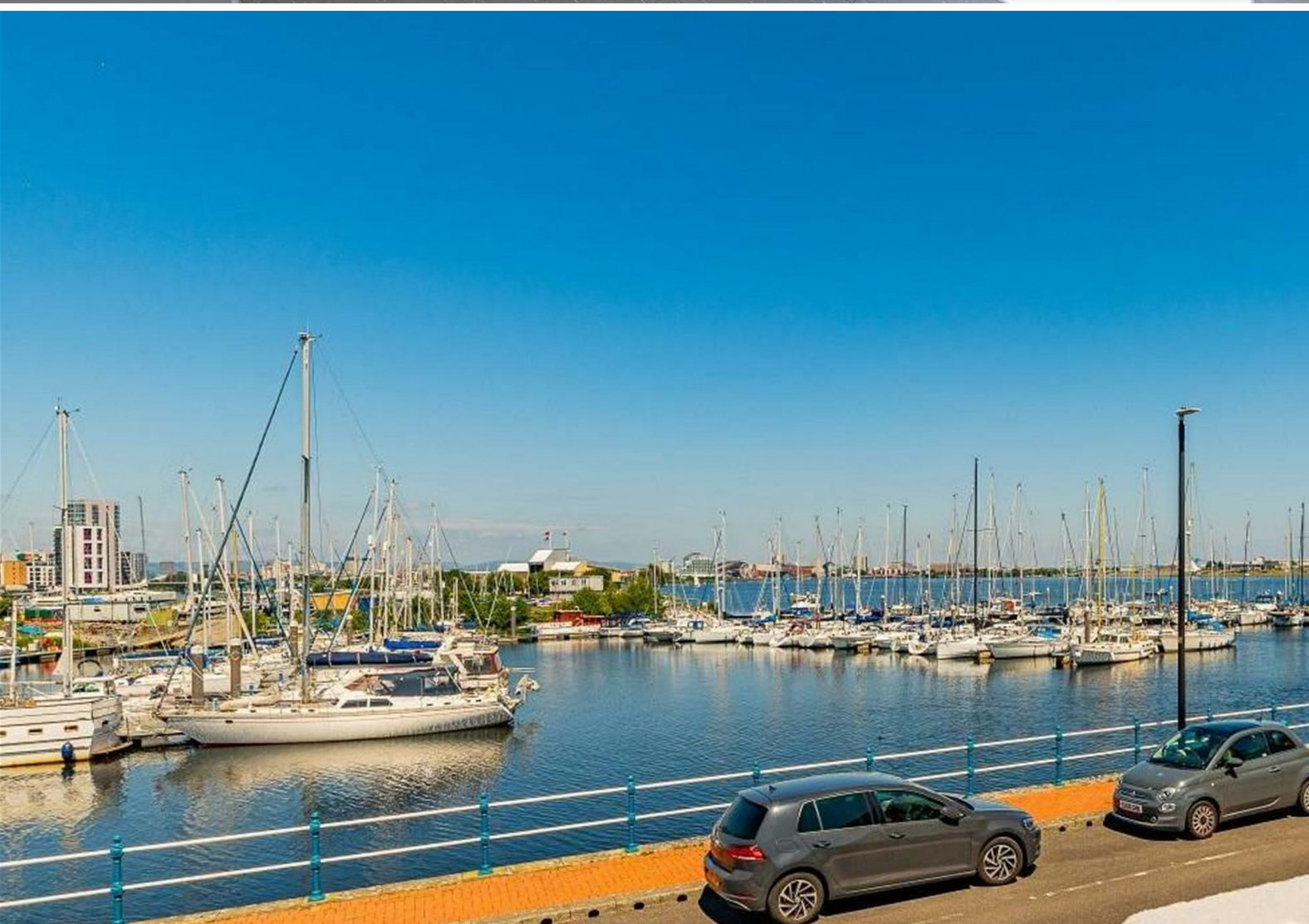
Superbly located within the Marina is this modern semi detached waterfront property boasting spectacular water views over the adjacent lake towards Cardiff Bay & beyond.

For sale with no chain and immediate occupation. Found in good order throughout.

Briefly comprising an entrance porch, generous lounge with spacious fitted kitchen includes room for table & chairs and benefits from a built in oven, hob & hood. To the first floor there is the bathroom - shower over the bath plus 2 double bedrooms - the master with a balcony and window that overlook the Yachts moored on the lake.

Complimented with gas central heating, security alarm and double glazing.

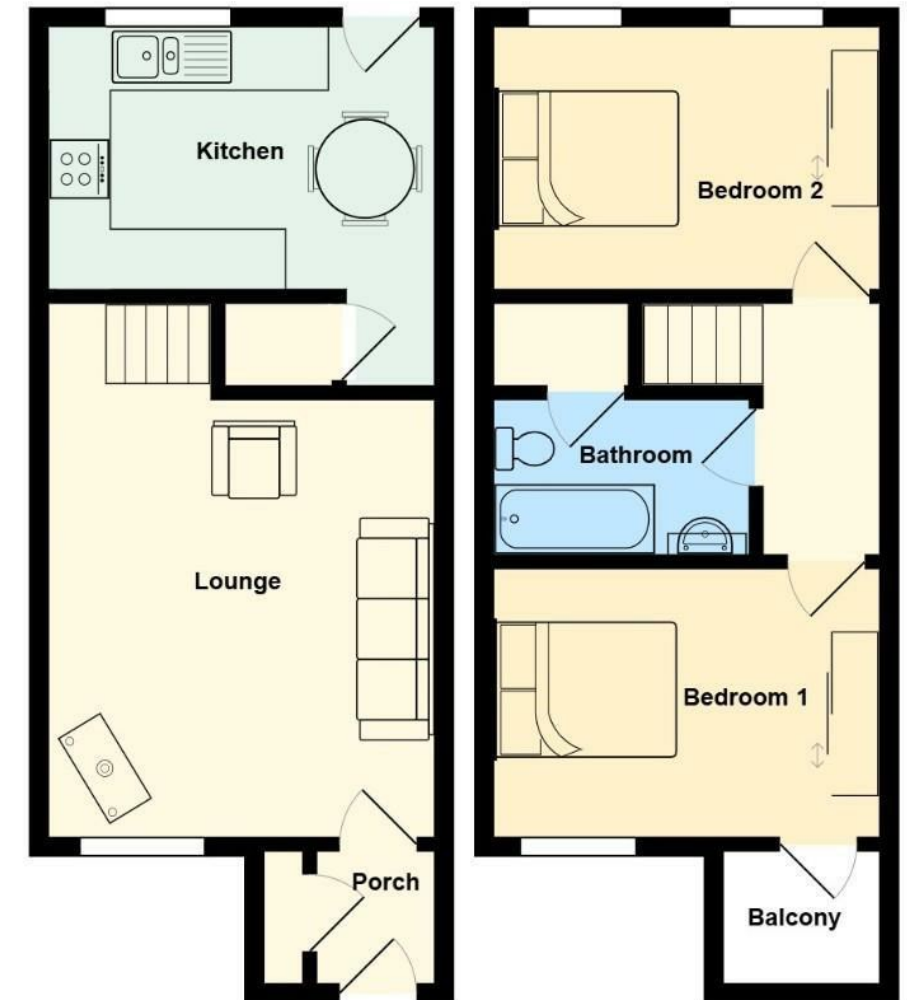
With an open frontage - brick paved allowing off road parking plus an enclosed rear garden which a shared area to the side - perfect for a small garden shed. Viewing highly recommended.



PROPERTY SPECIALIST

Mr Paul Davies
paul.davies@jeffreygross.co.uk
Negotiator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

John Batchelor Way, Penarth Marina, Penarth