

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MAUGHAN TERRACE



COMMUNAL HALLWAY

Enter via panel door into a communal hall allowing access to all 3 apartments.

HALL

With a designer panel wall to the side, intercom entry phone, under stairs cupboard for storage.

OPEN PLAN LIVING/DINING/KITCHEN

8.36m into bay x 4.37m max (27'5" into bay x 14'4" max)

Contemporary open plan living with a spacious living area open to the kitchen, oak flooring, to the living area a deep bay window to the front, TV point, telephone point.

Kitchen area extensively fitted with a range of contemporary wall and base units with solid worktop and inset one & half bowl sink & drainer with mixer tap, room for table & chairs, integrated appliances include fridge, freezer, dishwasher plus washing machine and built in oven, hob & cooker hood plus built in microwave oven, French doors lead into the garden.

DOUBLE BEDROOM

3.20 x 3.05 (10'6" x 10'0")

Spacious double bedroom, tall fitted double wardrobe, window to side, glazed door leading into the garden.

BATHROOM

Stylishly appointed modern white suite with panel double fronted bath with independent shower and glass screen, pedestal wash hand basin and close coupled wc, tiled surround, heated black towel rail, window to side, extractor fan, wall mounted combination boiler (replaced 2020).

OUTSIDE

Allocated and enclosed rear garden - Westerly facing, fenced, lighting plus outside tap, rear access leading to rear lane.

TENURE

We have been informed there is a 125 year lease from 20th February 2015 therefore with 116 years remaining. Ground rent is £100.00 per annum, service charge split 3 ways as required. Council Band B - £1,557.92 (2024-2025)





MAUGHAN TERRACE

, CF64 1DT - £210,000

 1 Bedroom(s)  1 Bathroom(s)  590.00 sq ft

Spacious garden apartment converted from within this large Victorian villa style terrace. Benefitting from an allocated and enclosed rear garden - Westerly facing. Beautifully presented throughout. Well located for the town center plus a short walk takes you to the barrage and links into Cardiff Bay. Briefly comprising a communal entrance, private hall, superb and impressively spacious lounge open plan to an extensively fitted contemporary kitchen - fully integrated with fridge, freezer, dishwasher plus built in oven, hob, cooker hood and microwave oven, 1 double bedroom - built in double wardrobes plus a stylishly appointed modern bathroom - shower. Complimented with gas central heating - replacement boiler (2020) and upvc double glazing. Viewing highly recommended.



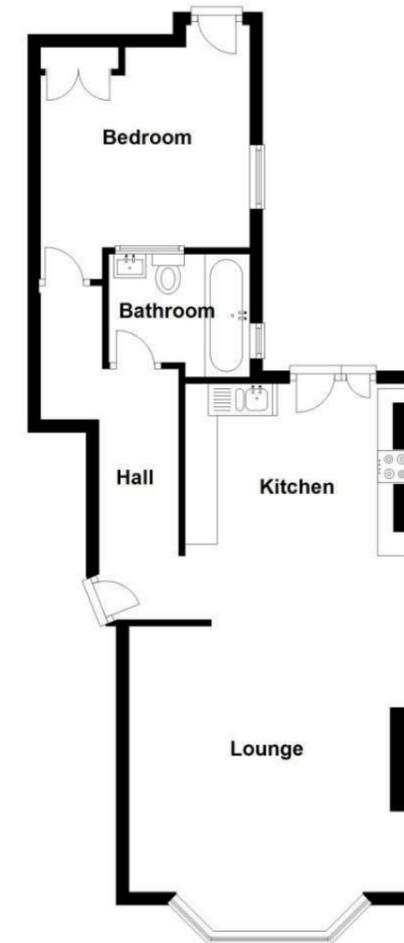
PROPERTY SPECIALIST

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





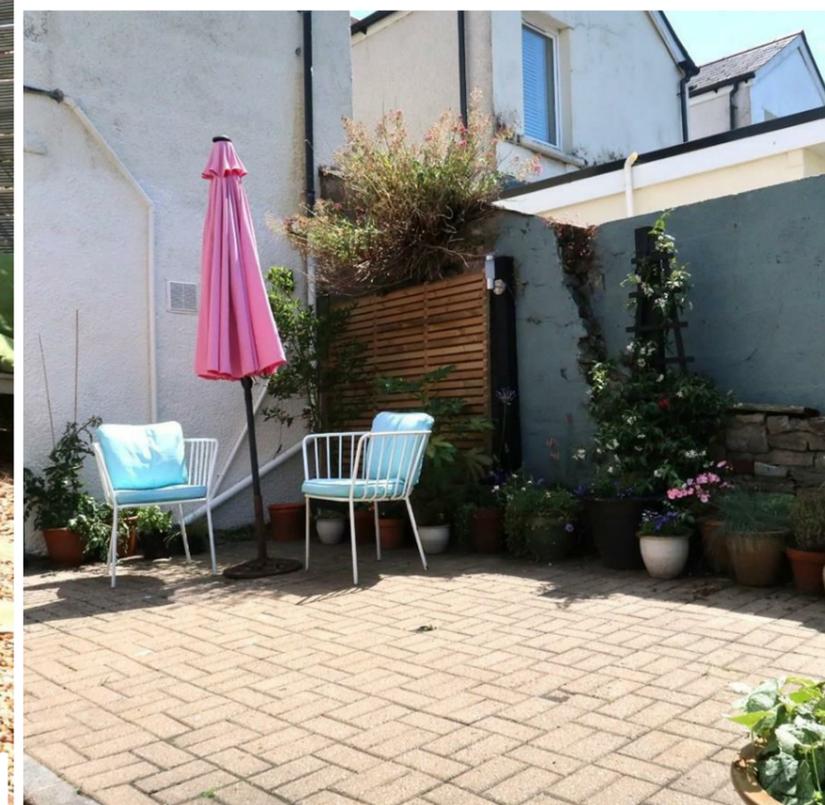
Ground Floor
Approx. 54.8 sq. metres (590.1 sq. feet)



Total area: approx. 54.8 sq. metres (590.1 sq. feet)



Maughan Terrace, Penarth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	