



4 Andrews Buildings
 Stanwell Road
 Penarth CF64 2AA

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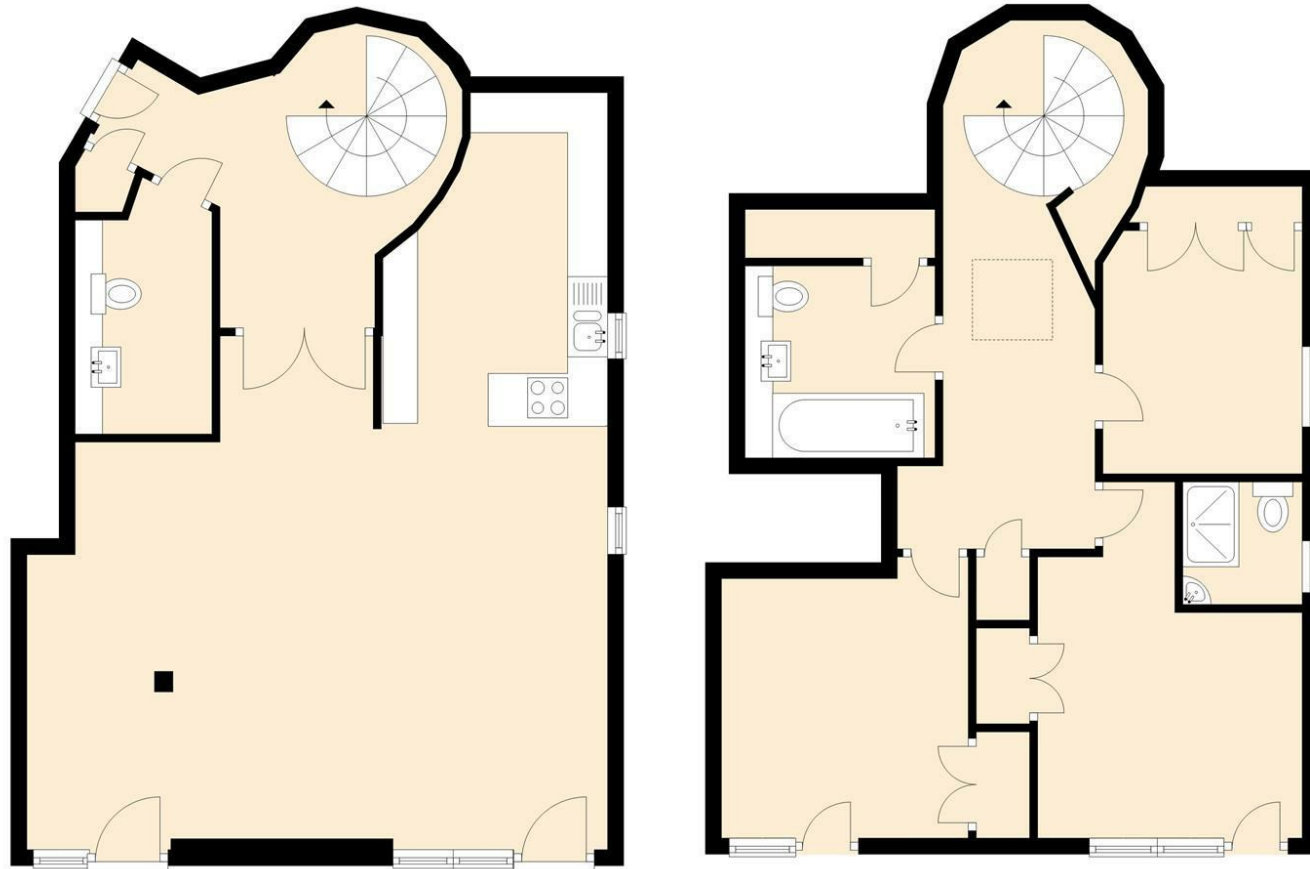
Monday – Friday
 9am – 6pm
 Saturday
 9am - 5pm

SHEPHERD SHARPE



Ground Floor

First Floor



18 Ty Westonia

Penarth Marina CF64 1SJ

£515,000

A spacious three bedroom duplex penthouse apartment situated on the fifth floor with stunning river views looking out across Cardiff Bay and the city. This well laid out apartment has a good blend of accommodation. Comprises hallway, spiral staircase to first floor, wc, large open plan living space with new fitted kitchen, large balcony, to upper floor three bedrooms (two with river fronting balconies), fitted wardrobes, en-suite shower and bathroom. Secure gated car park with under croft parking for two cars, electric heating, contemporary interior, new bathrooms and kitchen. Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Private front door to hallway.

Hallway

Spacious open area with feature curved wall, metal spiral staircase with stainless steel balustrade to first floor, wooden laminate flooring, electric radiator. Useful store cupboard with shelving, access to fuse box, veneered doors to all rooms.

W.C.

6' x 6' 1" (1.83m x 1.85m) A large cloakroom. Refurbished in 2015. Comprising modern wash basin and wc, counter top and built-in storage, mirror with automatic lighting, modern down lighters, extractor, laminate flooring, electric radiator.

Open Plan Living Space/Kitchen

16' 8" x 24' 7" (5.08m x 7.50m) A large open plan room with new kitchen off. The main living area has full height doors and windows leading out to wide balcony with great river views towards Cardiff Bay and city centre. Wooden laminate flooring, two electric radiators, contemporary decoration. Plenty of space for dining table and chairs, to the side of the room there are two further opening double glazed windows with blinds.

The kitchen in a contemporary grey, flat fronted gloss units with stainless steel door furniture, contrasting work top and panelling to walls. Induction Bosch hob, matching fan assisted oven, combination microwave, integrated larder and separate freezer, integrated dishwasher, washing machine. Granite tiled floor, modern down lighting.

First Floor Landing

A bright and light landing with large vaulted ceiling with skylight, laminate flooring, electric radiator, airing cupboard with factory insulated tank, fire door to fire escape

Bedroom 1

13' 1" x 10' 8" (3.98m x 3.25m) Double glazed door and full height windows looking out onto the river, access to balcony with lovely river views. Contemporary decoration, laminate flooring, electric radiator, built-in wardrobe, modern down lighters.

En-Suite

Refurbished in 2015. Comprising low profile shower with glazed shower screen, integrated rainfall shower with recessed controls, corner wash basin with storage beneath and twin flush wc. Corner mirror cabinet, beautifully tiled, acrylic panelling to main walls plus additional contrast tiling, electric radiator. Double glazed window to side with privacy glazing.

Bedroom 2

13' 1" x 9' 10" (3.98m x 3.00m) A good size double room. Full height double glazed door and window, access to balcony with lovely river views. Laminate floor, built-in wardrobes, modern lighting, electric radiator.



Bedroom 3

10' 9" x 9' 4" (3.28m x 2.85m) Pretty room. Double glazed window to side. Built-in wardrobe, laminate flooring, electric radiator, feature curved wall to one side, modern down lighting.

Bathroom

Refurbished in 2015. Comprising bath close coupled wash basin and wc all in white. High quality bathroom furniture and lighting, electric radiator, acrylic wall coverings and panelling.

Communal Areas

Secure gated parking with two undercroft car parking spaces.

Lease Details

Lease 999 years

Ground rent £150 p.a.

Maintenance/Service Charge £2,600 p.a.

Council Tax

Band G £2,876.16 p.a. (21/22)

Post Code

CF64 1SJ

