



**Custom House Place, Penarth Marina, Vale of Glamorgan CF64 1TP
£174,950**

Waterside mid link house situated overlooking the Marina basin and with stunning views. Ideally located for local amenities, Penarth town centre and Cardiff Bay. Water taxis run across to Mermaid Quay from the barrage quayside. Well presented interior with refitted kitchen and contemporary style shower room. The double bedroom also overlooks the Marina basin and benefits from fitted wardrobes. Neutral decor throughout, gas central heating and double glazing. Enclosed gated patio garden to the rear plus allocated parking space.

Open Plan Living Space

19'11 max x 10'8 max (6.07m max x 3.25m max)

Entered via a Upvc double glazed door. The room is divided into lounge area and kitchen area.

Lounge Area

Double glazed window to front aspect with views of the yacht basin. Fitted carpet. Television and telephone point. Ceiling light. Stairs to first floor.

Kitchen Area

Fitted with a range of cream wall and base units. Solid oak work tops incorporate a stainless steel sink unit with mixer tap over. Four ring hob with extractor hood over. Built-in oven. Worktop extends to form breakfast bar. Tiled splashbacks. Plumbing and space for washing machine and dishwasher. Space for fridge. Wall mounted gas fired combination boiler. Door to rear garden.

First Floor

Window to rear aspect. Ceiling light. Ceiling hatch with access to attic space. Doors to:

Bedroom

12'1 max x 8'9 to wardrobes (3.68m max x 2.67m to wardrobes)

Double bedroom with fitted wardrobes to one wall. Double glazed window to front aspect with views across the yacht basin. Telephone point.

Shower Room

Fully tiled and refitted with a suite comprising, large shower enclosure with shower attachments and glass door. Vanity unit incorporating a wash hand basin and with cupboards under. W.C. Ceiling light and extractor. Window to rear aspect.

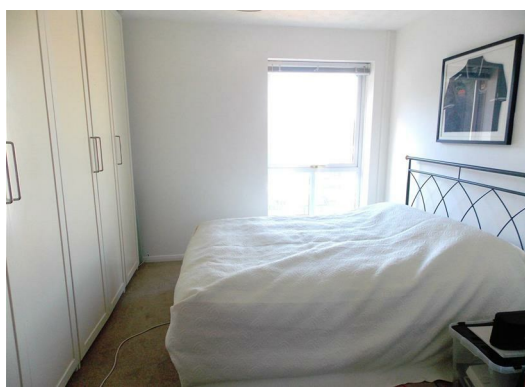
Garden

Open frontage with raised flower bed and paved area. Enclosed rear patio garden area with fencing and gate. Outside tap. Allocated parking space plus visitor space.

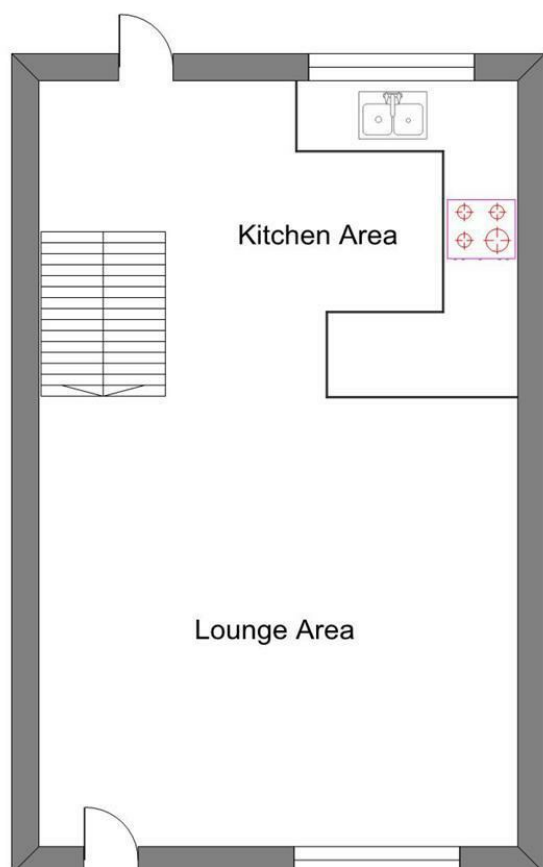
Additional Information

There is a Portway maintenance charge of £33.50 payable per month.

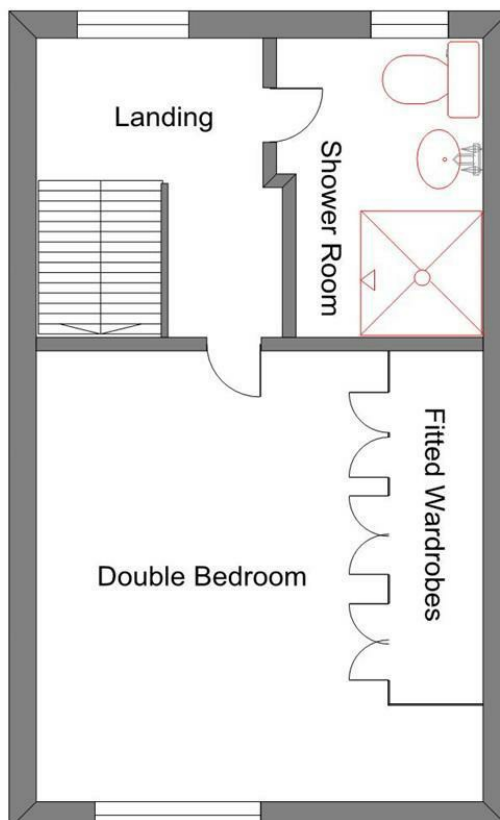
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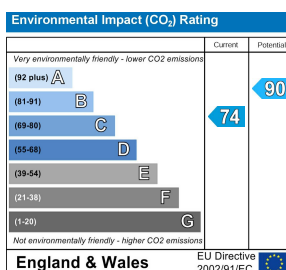
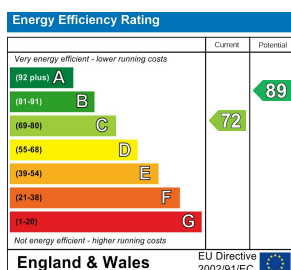




Ground Floor



First Floor



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