

Chandlers Way,

Penarth Haven, Penarth, CF64 1SP



Estate Agents and
Chartered Surveyors

Asking Price Of

£499,950



Three Bedroom Town House

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Property Description

****WATERFRONT TOWN HOUSE* NO CHAIN**** MGY are delighted to present for sale a superb and immaculately presented three bedroom townhouse situated in the sought after development Chandlers way, Penarth. The spacious property is located within walking distance of Penarth Marina. The accommodation briefly comprises of lounge, kitchen/diner, balcony, three bedrooms, two with en-suite, bathroom and utility room. The property further benefits from fantastic water views, a low maintenance rear garden, garage and driveway and gas central heating. Rarely available. No chain.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,386 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via wooden door. Tiled flooring. Spacious hallway. Doors leading to bedroom three, utility room and storage cupboard. Carpeted Stairs rising to first floor. Wall mounted radiator.

BEDROOM THREE

9' 11" x 8' 8" (3.04m x 2.66m)
Located on the ground floor. French doors, leading to rear garden. Laminate wood effect flooring. TV Aerial point. Wall mounted radiator. Coving to ceiling.

SHOWER ROOM

10' 0" x 3' 1" (3.06m x 0.95m)
Tiled flooring. Part tiled walls. Pedestal wash hand basin. Shower cubicle. W.C. Wall mounted radiator.

UTILITY ROOM

Double glazed uPVC door, leading to rear garden. Tiled flooring. Part tiled walls. Wall mounted Combi-boiler. Work surfaces incorporating stainless steel sink. Storage units and space for washing machine and tumble dryer. Extractor fan.

FIRST FLOOR

Carpeted flooring. Doors leading to lounge and kitchen/diner.

LOUNGE

16' 7" x 13' 3" (5.06m x 4.06m)
Located on the first floor. Double glazed uPVC windows to front and French doors, leading to decked balcony. Ample natural daylight. Stunning water views. Laminate wood effect flooring. TV Aerial point. Telephone point. Two wall mounted radiators.

KITCHEN/DINER

14' 7" x 14' 4" (4.45m x 4.39m)
Double glazed uPVC bay windows to rear. Large modern fitted kitchen, with ample storage. Tiled flooring. Part tiled walls. Wall and base units, with work surfaces, incorporating stainless steel sink, with mixer tap and drainer. Four ring gas hob, with stainless steel extractor hood over. Integrated oven and microwave. Space for fridge freezer. Coving to ceiling. Spotlights.

BALCONY

10' 8" x 4' 3" (3.26m x 1.31m)
Large decked balcony, with direct water views of Penarth Marina. Glass surround. Accessed from the living area. Ample sun.

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SECOND FLOOR

Carpeted flooring. Storage cupboard. Access to loft space. Doors leading to master bedroom, bedroom two and family bathroom.

MASTER BEDROOM

17' 3" x 8' 7" (5.27m x 2.62m)

Located on the second floor. Double glazed uPVC windows to front, with stunning views of Penarth Marina. Laminate wood effect flooring. Large fitted wardrobes. TV Aerial point. Wall mounted radiator. Coving to ceiling.

EN-SUITE

Modern en-suite. Tiled flooring. Part tiled walls. Vanity enclosed wash hand basin, with mixer tap. Shaver point. Shower cubicle, with rainfall shower and additional shower attachment. Mirrored vanity unit. Heated towel rail. W.C. Spotlights to ceiling. Extractor fan.

BEDROOM TWO

14' 3" x 9' 3" (4.35m x 2.84m)

Located on the second floor. Double glazed uPVC windows to front. Double bedroom. Laminate wood effect flooring. Built in double wardrobe. TV Aerial point. Wall mounted radiator. Coving to ceiling.

BATHROOM

Modern bathroom. Vinyl tile effect flooring. Part tiled walls. White 3-piece suite comprising pedestal wash hand basin. W.C. Panelled bath, with shower over. Wall mounted mirror. Extractor fan. Spotlights.

GARDEN

Low maintenance rear garden. Paved, with brick and fence surround. Accessed from bedroom three and the utility room. Stunning water views of Penarth Marina.

GARAGE

Single garage.

PARKING

Paved driveway, with space for one car.

TENURE

MGY are advised that the property is freehold. No service charges.

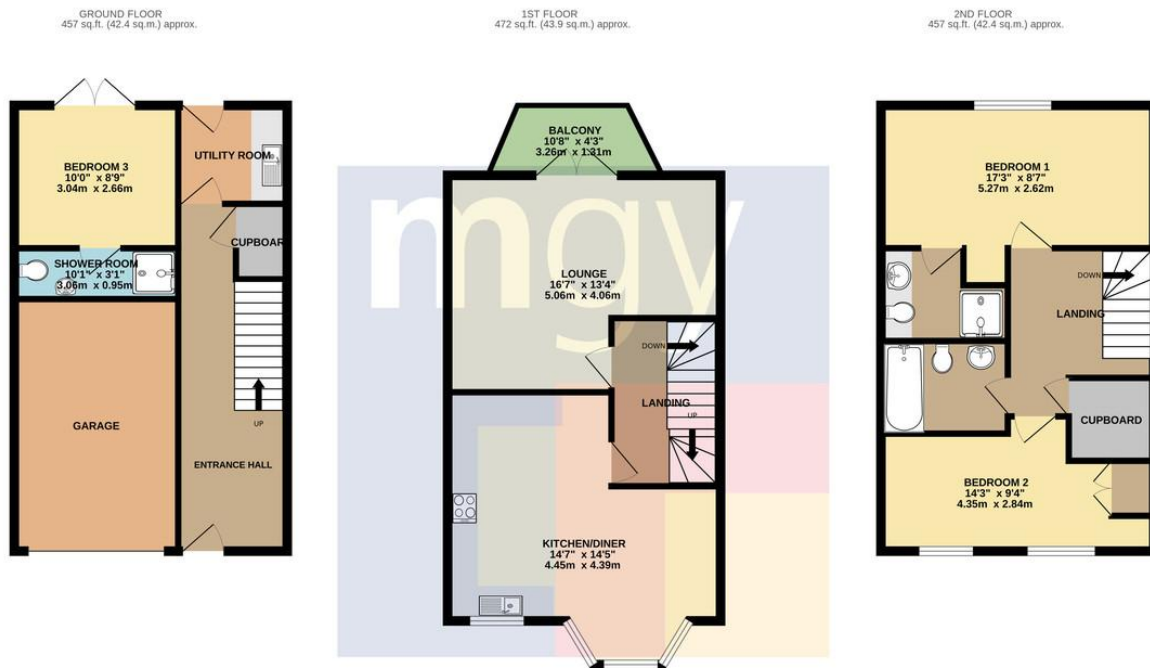
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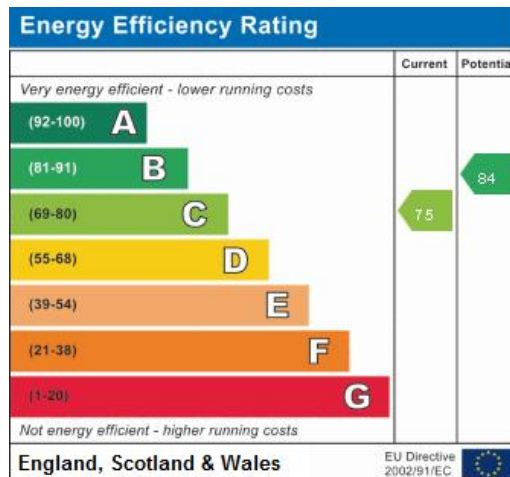
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TOTAL FLOOR AREA : 1386 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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