

30a Archer Road, Penarth, Vale of Glamorgan.



A totally refurbished ground floor apartment situated in a quiet and popular location within easy walking distance of Town Centre. The property comprises communal entrance hall, entrance hall, living/dining room, kitchen, double-bedroom and bathroom. The property benefits from a small front garden and newly extended lease. No Chain. EPC - D.

Guide Price £139,500 Leasehold

Ref: 18328

30a Archer Road, Penarth.

SITUATION

Penarth Town is known locally as 'The garden by the sea' and offers a range of good quality shops, a public library, leisure centre and various sporting clubs and has managed to preserve its special Victorian character, and remains a seaside Town of considerable charm and elegance. There are walks along the cliff tops and leisurely walks in Windsor Gardens, the Seafront Park, with views across the Bristol Channel to the Somerset coast. "The Vale" as it is often known, offers attractive countryside, a mixture of sandy and stony beaches along the Heritage Coast Conservation Area and a good range of leisure and country pursuits.

Local schools are Evenlode Primary and Stanwell School voted by the Schools Inspectorate as "an exceptionally good school and very successful school". A short distance from Cardiff City Centre which offers an array of leading stores, restaurants, cafes and bars plus the exciting night life.

Penarth has easy access to the M4 motorway via the A4232 to Junction 33 approximately 9 miles to the north with Cardiff International airport approximately 9 miles to the west. Penarth train station gives a regular service to Cardiff Central, which provides a service to London every 30 minutes.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Entered via solid wood door with glazed panel, voice entry phone.

ENTRANCE HALL

Entered via a wooden door, decorative tiled floor, voice entry phone, inset ceiling spot lights and radiator.

LIVING/DINING ROOM 19' 2" x 11' 6" (5.86m x 3.52m)

A large bay window to front, wood effect laminated flooring, picture rail, coved ceiling and radiator.

KITCHEN 6' 9" x 7' 7" (2.06m x 2.33m)

A newly fitted kitchen with floor and wall units comprising cupboards and drawers, worktop over with stainless steel sink drainer unit with mixer tap over. Integrated appliances include electric oven/grill with electric halogen hob with stainless steel cooker hood over, space and plumbing for washing machine and fridge/freezer. Tiled flooring and inset ceiling spot lights.

BEDROOM 16' 0" x 12' 2" (4.88m x 3.71m)

Large sash window to rear, fitted carpet, picture rail and radiator.

REAR HALLWAY

Tiled floor, Upvc glazed panel door to rear and inset ceiling spot lights.

BATHROOM 11' 3" x 5' 5" (3.43m x 1.66m)

A newly fitted white suite comprising panelled bath, pedestal wash hand basin, shower cubicle with glazed doors, low-level WC. Tiled floor obscured window to side, inset ceiling spot lights and radiator. Cupboard with 'Valliant' gas boiler.



OUTSIDE

To the front there is a small garden laid to lawn with mature flower and shrub borders. To the rear there is a small brick storage shed.

COUNCIL TAX

We are verbally informed by the Vale of Glamorgan Council that the property is within Band C.

TENURE

We have been informed by the vendor that the property has a new extended lease.

POST CODE

CF64 3HJ

MEASUREMENTS

All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

ENERGY PERFORMANCE CERTIFICATE

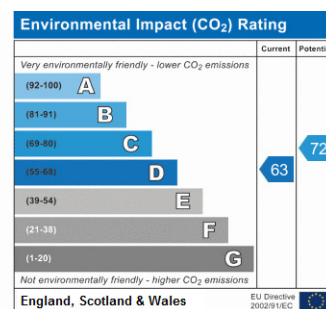
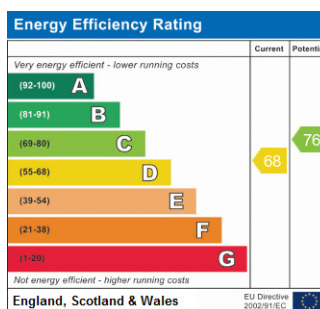
A full copy of the Energy Performance Certificate is available on request.

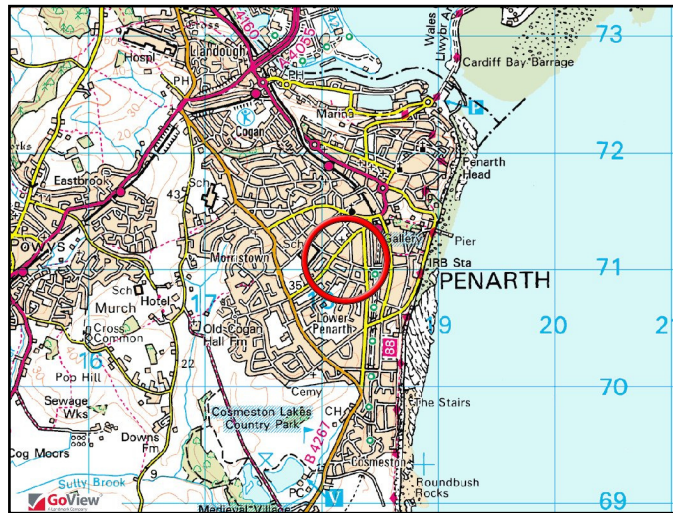
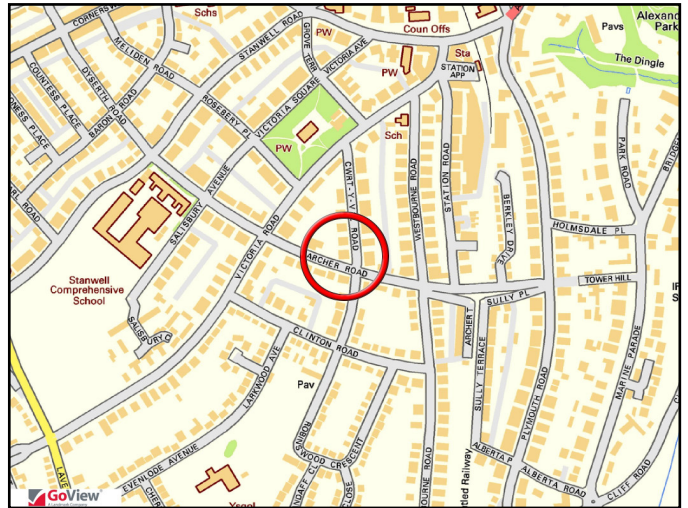
PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.

VIEWINGS STRICTLY BY APPOINTMENT WITH THE
SOLE SELLING AGENTS
TEL: - 029 2071 2266
OR

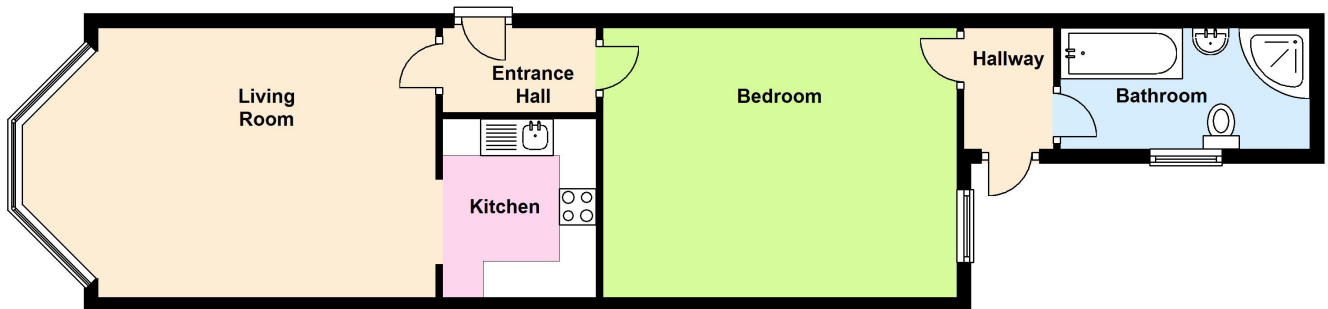
E-MAIL: - penarth@wattsandmorgan.co.uk





Ground Floor

Approx. 52.7 sq. metres (567.1 sq. feet)



Total area: approx. 52.7 sq. metres (567.1 sq. feet)