



Chartered Surveyors, Auctioneers and Estate Agents

3 Washington Buildings, Stanwell Road,
Penarth, Vale of Glamorgan, CF64 2AD
Tel: 02920 712266 Fax: 02920 711134
Email: penarth@wattsandmorgan.co.uk
www.wattsandmorgan.co.uk

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222 Penstone Court Chandlery Way, Century Wharf, Cardiff.



A very spacious upper ground floor two bedroom apartment providing over 1100 sq ft of accommodation. The property comprises entrance hall, large living / dining room, kitchen, Master bedroom with en-suite shower room, second bedroom and bathroom. Dedicated car parking space. The property benefits from use of the leisure facilities which include gymnasium and swimming pool, 24hour concierge. Easy access to Cardiff Bay, Cardiff City Centre and the M4 motorway. No Chain. Energy Efficiency Rating - C.

Asking price £160,000 Leasehold

Ref: 19995



Cowbridge Residential Tel: 01446 773500 Agricultural Tel: 01446 774152
Penarth Tel: 029 2071 2266 London Tel: 02074 081400



222 Penstone Court, Chandlery Way, Cardiff.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Lift and stairs to all floors.

ENTRANCE HALL

Entered via a solid wooden door, wood effect laminated flooring, inset ceiling spot lights, video entry phone, storage cupboard, airing cupboard hot water tank and under floor heating.

LIVING/DINING ROOM 24' 2" x 16' 5" (7.39m x 5.02m)

A large spacious room with wood effect laminated flooring, double-glazed floor to ceiling window, BT and TV points and under floor heating.

KITCHEN 10' 7" x 8' 11" (3.23m x 2.72m)

Fitted floor and wall units comprising cupboards and drawers, worktop over with 1 1/2 stainless steel sink drainer unit with mixer tap over and tiled splash back. Space and plumbing for dishwasher and washing machine, space for fridge/freezer. Integrated appliances include electric hob with stainless steel cooker hood over and electric oven/grill. Tiled flooring, inset ceiling spotlights, storage cupboard and under floor heating.

BEDROOM ONE 17' 9" x 10' 8" (5.42m x 3.27m)

Double-glazed window to rear, fitted carpet, two built-in wardrobes, BT and TV points and under floor heating.

ENSUITE 6' 11" x 8' 5" (2.13m x 2.57m)

A white suite comprising large shower cubicle with glazed shower door, low-level WC and wash hand basin, tiled floor and walls, inset ceiling spot lights, heated towel rail and electric shaver socket.

BEDROOM TWO 11' 4" x 10' 11" (3.47m x 3.33m)

Double-glazed window to rear, fitted carpet, built-in wardrobe, BT and TV points and under floor heating.

BATHROOM 6' 11" x 6' 10" (2.13m x 2.10m)

A white bathroom suite comprising panelled bath with hand held shower attachment to taps, glazed shower screen, low-level WC and wash hand basin, tiled floor and walls, inset ceiling spot lights and electric shaver socket.

OUTSIDE

The property benefits from 24 hour concierge and also on site leisure facilities which include swimming pool and gymnasium. Dedicated car parking space.



TENURE

The property is Leasehold and held under a 999 year lease dated 1st January 2001. Service charge available on request.

POST CODE

CF10 5NQ

MEASUREMENTS

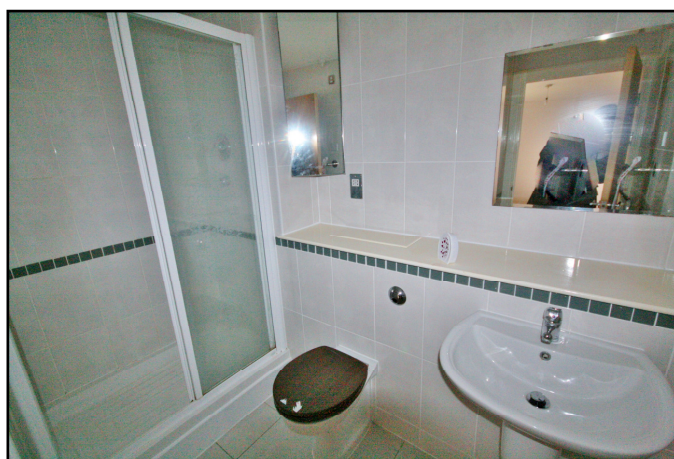
All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

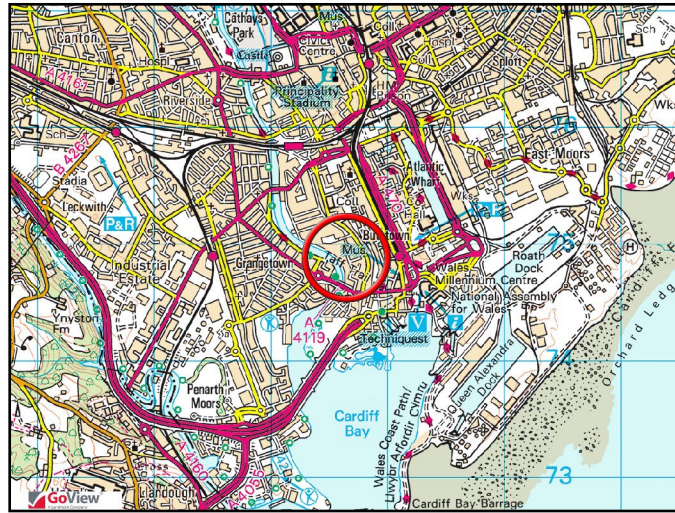
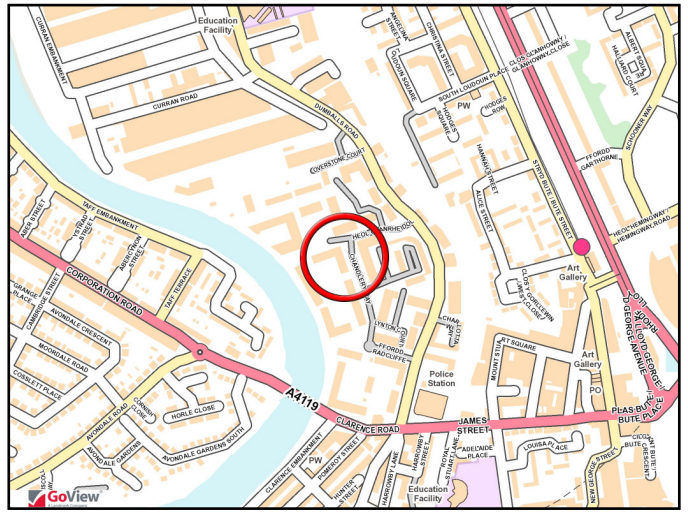
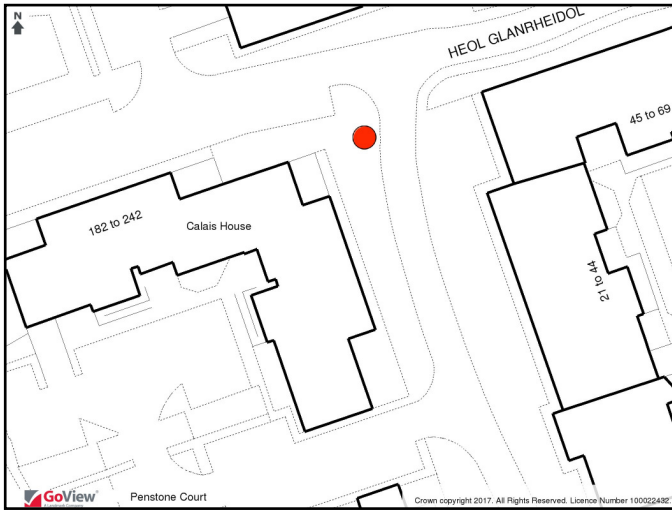
ENERGY PERFORMANCE CERTIFICATE

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

PROCEEDS OF CRIME ACT 2002

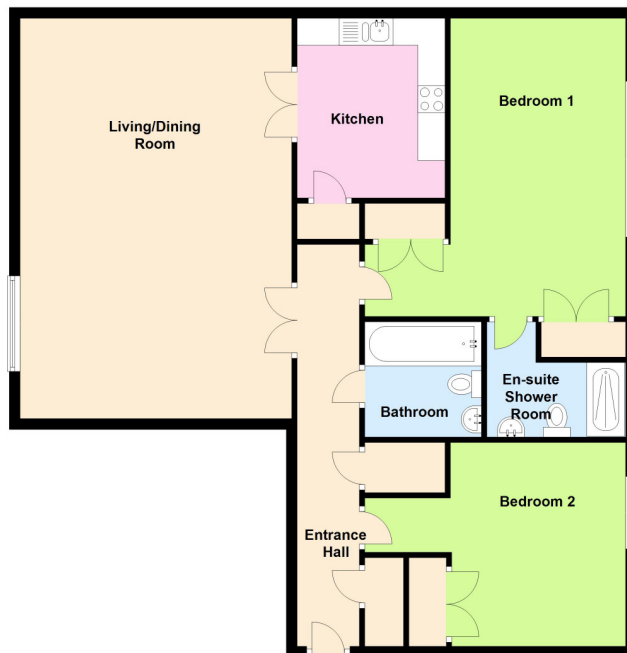
Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.





Upper Ground Floor

Approx. 108.2 sq. metres (1164.4 sq. feet)



Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.