

02920 204 555

Homes House, Suite 9 & 10
253 Cowbridge Road West,
Cardiff, CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Penarth House,
26-28 Stanwell Road,
Penarth CF64 2EY

Guide Price £115,000 to £119,950
Leasehold(101 Years Remaining)

Stanwell Road, Penarth, Penarth. CF64 2EY.

- SUPERB RETIREMENT COMPLEX
- 1x DOUBLE BEDROOM GROUND FLOOR FLAT
- PENARTH TOWN CENTRE
- OPEN-PLAN LIVING/DINING ROOM & KITCHEN
- UPGRADED FISCHER ELECTRIC BOILER & RADIATORS
- MODERN FITTED SHOWER ROOM
- PARKING SPACES AVAILABLE TO REAR
- COMMUNAL GARDENS/ COMMUNAL RESIDENTS LOUNGE/ COMMUNAL LAUNDRY ROOM
- CLOSE TO BUS STOP & TRAIN STATION
- LEASEHOLD: 101 YEARS REMAINING



*** NO CHAIN ***

WELCOME TO PENARTH HOUSE RETIREMENT COMPLEX
A SUPERB 1-BEDROOM GROUND FLOOR RETIREMENT PROPERTY LOCATED IN CENTRAL PENARTH. THE PROPERTY IS IN A HIGHLY DESIRABLE AREA CLOSE TO THE TOWN CENTRE, EXCELLENT TRANSPORT LINKS - REGULAR BUS SERVICES & A NEARBY TRAIN STATION - CLOSE TO SHOPS/ RESTAURANTS & AMENITIES - SPACIOUS OPEN-PLAN LIVING/DINING ROOM & KITCHEN - DOUBLE BEDROOM - MODERN FITTED SHOWER ROOM - UPGRADED FISCHER ELECTRIC BOILER & RADIATORS - PARKING SPACES AVAILABLE TO REAR - COMMUNAL GARDENS - COMMUNAL RESIDENTS LOUNGE - COMMUNAL LAUNDRY ROOM - MONTHLY ON SITE HOUSE MANAGER - MAINTENANCE MAN 2x5 HOURS PER WEEK
TENURE: LEASEHOLD (101 YEARS REMAINING).



MR HOMES are very pleased to Offer **FOR SALE** with No Ongoing Chain, this Very Well-Presented Ground Floor 1-Bedroom Retirement Flat, comprising in brief;

Enter Securely via Security Door to Front of Building into the Communal Hallway, Solid Wood Fire Door into the Flats Entrance Hallway, Utility Cupboard, Living Room & Dining Room are Open-Plan to the Kitchen, Double Bedroom & Modern Shower Room. Off-Road parking Available to the Rear of the Building. The Complex also has the use of a Communal Residents Lounge, Laundry Room and Communal Gardens. There is also a Weekly On Site House Manager. The Flat Further Benefits from uPVC Double Glazing Tilt & Turn Windows & an Upgraded Fischer Electric Boiler with Instant Hot Water.

EARLY VIEWING RECOMMENDED



360 VR Tour Link > <https://tour.giraffe360.com/penarthhousestanwellroadap>

EPC Rating = Awaiting Assessment...

Council Tax Band = C.

Mains Electricity, Welsh Water Supply & Sewage Connected Mains Drains.

Broadband & Mobile Signal Coverage.

***** Prime Location *****

The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Communal Entrance

Enter via Security Door, Communal Hallway to Ground Floor Apartments, Security Door to the Rear of the Building & Off-Road Parking. Door to;

Entrance Hallway

14' 7" x 3' 5" minimum width (4.44m x 1.04m)

Fitted Carpet, Wall Mounted Storage Heater, Wall Mounted Electric RCD Consumer Unit, Space-Saving Concertina-Style Bi-Folding Doors to Living/Dining Room & Kitchen, Doors to Bedroom, Shower Room & Utility Cupboard.



Utility Cupboard

Slat Shelving, Upgraded Fischer Future Heat Electric Boiler with Aquafficient 6 Instant Hot Water.

Living & Dining Room Open-Plan to the Kitchen

15' 10" x 15' 0" (4.82m x 4.57m)

Fitted Carpet to Living & Dining Room, Non Slip Flooring to Kitchen, uPVC D/g Double Tilt & Turn Window to Rear & uPVC D/g Single Tilt & Turn Window to Rear, (Overlooks Carpark), Fischer Radiator, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Sink & Drainer with Mixer Tap, uPVC D/g Tilt & Turn Window to Side (Overlooks a Communal Garden), Electric Oven, Extractor Hood Over.

Double Bedroom

13' 2" x 9' 11" (4.01m x 3.02m)

Fitted carpet, uPVC D/g Double Tilt & Turn Window to Rear, Fischer Radiator, Fitted Bedroom Furniture.

Modern Shower Room

8' 3" x 7' 8" (2.51m x 2.34m)

Non Slip Flooring, Fully Tiled Walk-In-Shower Cubicle with Mixer Shower & Seating Area, Ceiling Mounted Electric Extractor Fan, Pedestal Wash Hand Basin with Hot 'n' Cold Taps Over, Tiled Splashback, Fixed Mirror, Wall Mounted Light & Shaver Point, Close-Coupled W.c, Fischer Radiator, uPVC Obscure D/g Window to Side.

Communal Lounge

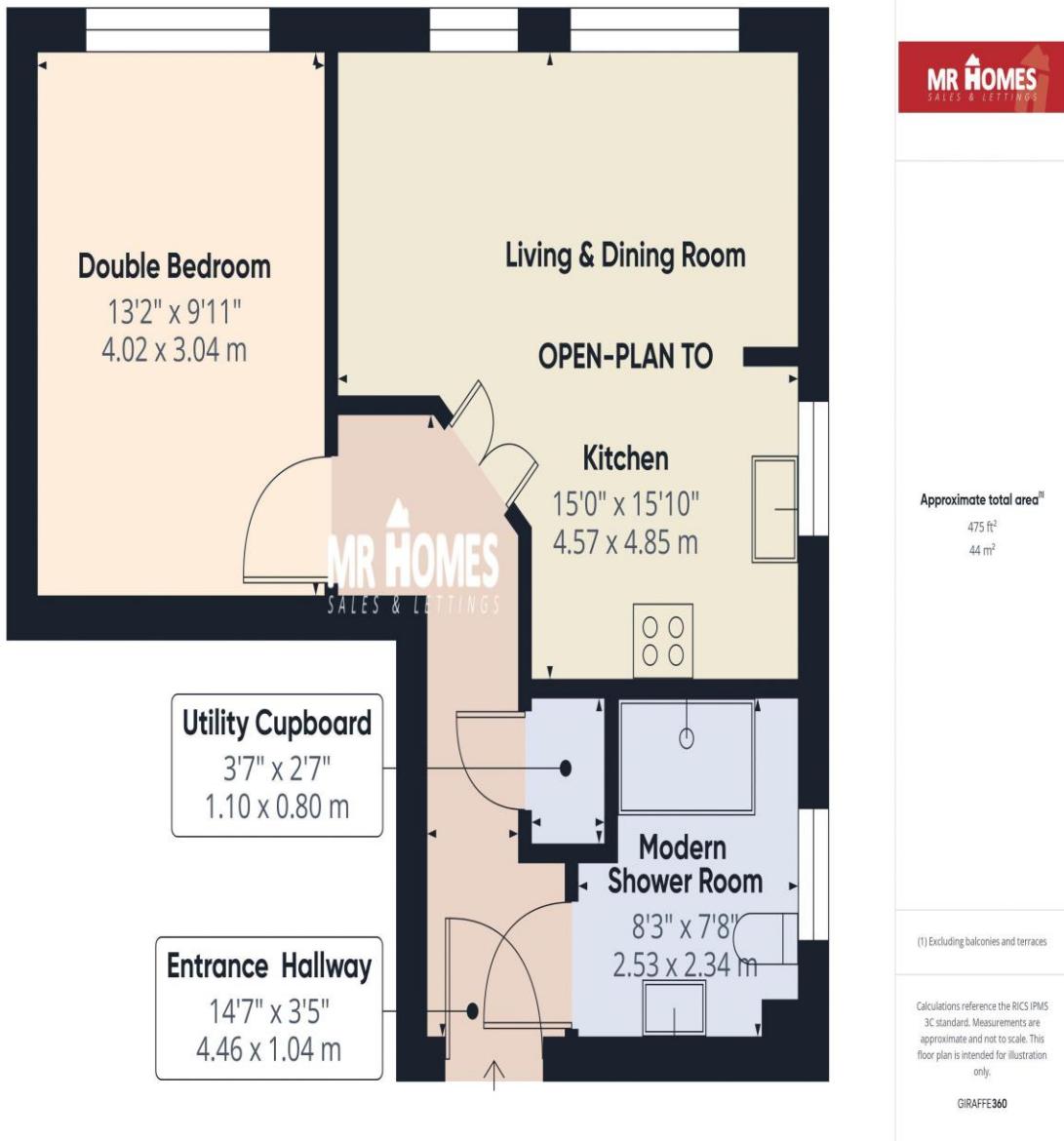
Communal Laundry Room

Communal Gardens

Off-Road Parking Spaces to the Rear



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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