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Apartment 7
The Moorwell
Windsor Road
Penarth
The Vale Of Glamorgan
CF64 1JL

Apartment 7

Asking price **£340,000**

A purpose-built two double bedroom first floor apartment situated in the centre of Penarth within walking distance to all amenities and services.

Highly sought after purpose-built development.

Convenient location within walking distance of Penarth's wide and varied range of amenities and services.

Two double bedroom first floor apartment.

Master bedroom with dressing room plus en-suite shower room.

Impressive open plan kitchen/dining/living room.

Private enclosed south facing balcony.

Ideal owner occupancy or buy to let investment.





The Moorwell is a purpose-built development of executive, two and three bedroom apartments situated in a highly convenient location within walking distance to Penarth town Centre.

This spacious two double bedroom apartment is situated at the rear of the development and benefits from an enclosed south facing balcony. The accommodation briefly comprises; an entrance HALLWAY with Karndean wood effect herringbone

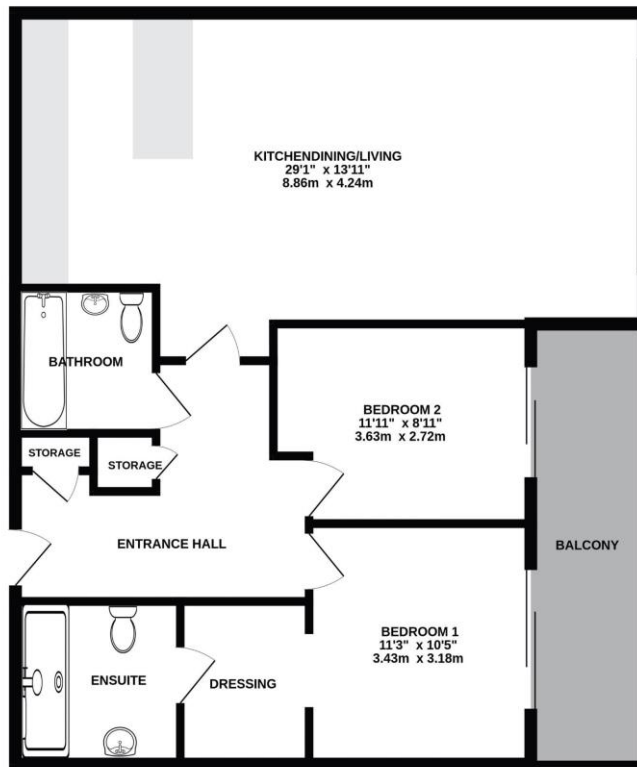
tile flooring which continues into the living accommodation. Off the entrance hall is an airing cupboard plus separate storage cupboard. The open plan KITCHEN/ DINING/ LIVING ROOM is flooded with light from it's large picture window to rear. Within the kitchen is a fitted range of matt grey base and wall-mounted, larder and peninsula units with quartz work surfaces extending to a splashback, integrated oven, microwave oven, dishwasher, fridge/freezer and washing machine. A

glazed door within the living area leads out to the enclosed southerly facing balcony which is boarded by glass balustrades.

The apartment has TWO DOUBLE BEDROOMS. Both have patio doors leading out onto the balcony. Bedroom one has a dressing area with fitted hanging rail and space for dressing table, it leads into an EN-SUITE SHOWER ROOM, housing a white three-piece suite which comprises: large double shower cubicle with main shower fitted, sink unit with storage below and low-level WC with hidden cistern. The en-suite has full tiling to floor and walls. The FAMILY BATHROOM is finished to the same high standard; has a panelled bath with mixer tap/shower attachment over sink unit with storage below and low-level WC. The room has full tiling to floor and walls.

Within the development is a communal, low maintenance landscaped courtyard garden, plus secure under-croft garage.

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.





Directions

From the A4232 Exit Signposted Penarth.
Follow the road, same posted Barry, Cross
The bridge and at the traffic lights turn left.
Proceeded over the mini roundabout. At
the second roundabout to take the right
hand turning onto Windsor Road.
Proceeded towards the town centre where
the Moorwell is located on the right hand
side.

What3words: risky.plates.turkey

Tenure

Leasehold. 245 years remaining.

Services

Mains water, electricity and drainage.
Service charge £2,600pa
Council Tax Band E
EPC Rating D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

