

# 35 Ty Windsor

Marconi Avenue, Penarth, Vale of Glamorgan, CF64 1ST



A impressive top floor, penthouse apartment with panoramic water views across Penarth Marina and Cardiff bay in all directions, and fabulous outside space. Comprising a very spacious open plan living / dining / kitchen area, two double bedrooms with en-suite bathrooms and a separate cloakroom, the property provides well over 1500 sq ft of living accommodation in this enviable, gated development. Close to many Penarth Marina amenities including pubs, restaurants, the Pont-y-Werin footbridge and Cardiff Bay Barrage. Viewing is advised. EPC: D.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £608,000

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## **Accommodation**

### **Entrance Hall**

Tiled floor. Large walk-in cupboard with fitted shelving and hot water cylinder. Wall mounted electric heater. Power points. Door entry phone. Doors to the living room, bedrooms and cloakroom.

### **Living / Dining Room 39' 4" x 20' 0" (12m x 6.1m)**

A spacious living room that is open to the kitchen and has uPVC triple glazed windows and doors to the front, side and rear. Recessed lights. Power points and TV point. Wall mounted electric heaters. Ample space for living and dining areas. This space is a wonderfully light room with views to all sides and is a real asset of the property.

### **Kitchen / Diner 17' 9" x 11' 4" (5.41m x 3.45m)**

Fitted kitchen comprising wall units and base units with cream doors and match light quartz work surfaces. Integrated appliances including an electric hotpoint oven, four zone AEG induction hob, extractor hood and Smeg dishwasher. One and half bowl stainless steel sink with drainer and mixer tap. uPVC triple glazed window with views. Power points. Part tiled walls. Open to the living / dining room.

### **Bedroom 1 15' 10" x 20' 9" (4.82m x 6.32m)**

CLOAKROOM Tiled floor and walls. WC and wash hand basin with storage below. Heated towel rail. Recessed lights. Extractor fan. BEDROOM 1 A very spacious double bedroom with large uPVC triple glazed windows and a door giving access onto the balcony and with views over the River Ely, Cardiff Bay and Cardiff beyond. Fitted carpet. Wall mounted electric heater. Power points and TV point. Doors to the en-suite and the dressing room.

### **En-Suite 8' 0" x 10' 11" (2.44m x 3.33m)**

Suite comprising a shower cubicle with mixer shower, tiled panelled bath, WC and wash hand basin with storage below. uPVC triple glazed window. Tiled floor and walls. Heated towel rail. Recessed lights. Extractor fan. Fitted cabinet with mirrored doors. Shaver point. Fitted shelving.

### **Dressing Room 8' 6" x 9' 5" (2.59m x 2.86m)**

Fitted carpet. Extensive fitted wardrobes to two sides and low level cupboards to the other. Recessed lights. Fitted carpet.

### **Bedroom 2 17' 10" x 13' 5" (5.43m x 4.1m)**

Double bedroom to the front of the building with wide ranging views over Penarth Marina. Fitted carpet. uPVC triple glazed windows and doors giving access onto the balcony. Power points. Wall mounted electric heater. Recessed lights. Door to the en-suite.

### **En-Suite 2 6' 2" x 6' 0" (1.87m x 1.82m)**

Tiled floor and plastic clad walls. Suite comprising a corner shower, WC, bidet and wash hand basin with storage below. Recessed lights. Extractor fan. Wall cabinet with mirrored door and shaver point. Wall mounted fan heater.

### **Cloakroom 3' 9" x 5' 10" (1.15m x 1.79m)**

WC and wash hand basin. Tiled floor. Extractor fan.

### **Outside**

The property benefits from extensive balconies to the side, front and rear of the apartment which give views to all sides, including Penarth, the Marina, River Ely, Cardiff Bay and Cardiff. Each balcony has space for a dining table and chairs with the majority laid to artificial grass.

### **Garage**

The property benefits from a detached double garage with an electric roller shutter door, light, power points and fitted shelving with a window to the side.

Additional Information

Tenure

We have been informed by the vendor that th property is held on a leasehold basis with 999 years to run from 1 January 2001 (977 remaining).

Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £4,673.76 for the year 2024/25.

Service Charge

We have been informed by the vendor that the service charge for this property is £3,134.82 per annum.

Ground Rent

We have been informed by the vendor that the current ground rent is £150 per annum.

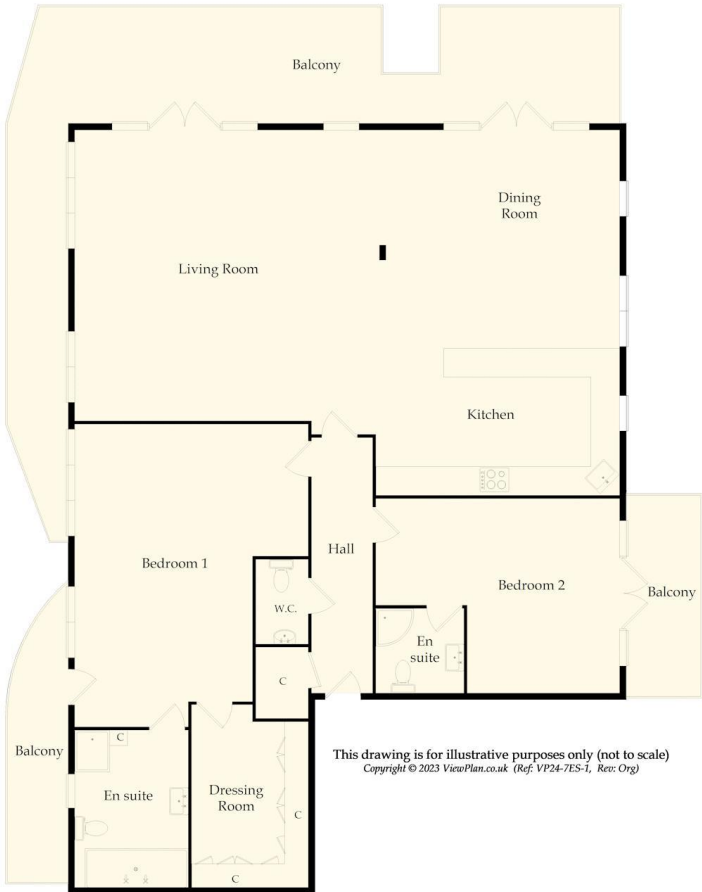
Approximate Gross Internal Area

1668 sq ft / 155 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan





















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