



20 The Horizon Trem Elai, Penarth

£399,950 Leasehold

Superb two bedroom penthouse in Penarth Heights with panoramic views, two en-suites, large balcony, open plan living, secure parking, and modern finishes throughout.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

ENTRANCE

Entered via double glazed door into communal hallway. Telecom entry system. Stairs to all levels. Lift.

ENTRANCE HALL

Dimensions: 19' 1" x 6' 3" (5.83m x 1.91m). Spacious entrance hall. Doors to two double en-suite bedrooms, lounge/kitchen/diner, double storage cupboard with shelving and plumbing for washing machine, boiler cupboard and WC. Porcelain tiled flooring. Telecom entry system. Radiator.

LOUNGE/KITCHEN/DINER

Dimensions: 24' 2" x 17' 5" (7.38m x 5.33m). A stunning, open-plan lounge/kitchen/diner with fantastic corner window and doors overlooking Cardiff and beyond. The sliding patio doors take you out to the terrace with glass boundary fence and external lighting. The kitchen is fitted with a wide range of modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Feature central island/breakfast bar with base units, worktop and space for stools. Integrated fridge/freezer and dishwasher. Fitted electric oven with gas hob and extractor fan over. Glass splash backs. Part tiled flooring and part Luxury Vinyl Tile. Two radiators. uPVC double glazed window to front. Spotlights. Extractor fan.

MASTER BEDROOM

Dimensions: 13' 11" x 9' 3" (4.26m x 2.82m). uPVC double glazed window with patio door to superb rear balcony. Radiator. Opening to dressing room, door to en-suite.

DRESSING ROOM

Dimensions: 5' 8" x 5' 8" (1.75m x 1.74m). Fitted wardrobes to two walls with sliding doors. LVT flooring.

ENSUITE

Dimensions: 8' 0" x 7' 1" (2.45m x 2.18m). A modern suite to include low level WC, wash hand basin, panelled bath with shower attachment, and shower cubicle. Part tiled walls. Ladder radiator. Extractor fan, spotlights, uPVC double glazed window to side. Shaver point.

BEDROOM TWO

Dimensions: 13' 11" x 10' 1" (4.25m x 3.08m). Corner uPVC double glazed window to side aspect with sensational panoramic views over Cardiff. Radiator. Door to en-suite two.

ENSUITE

Dimensions: 7' 7" x 5' 7" (2.32m x 1.71m). Another stylish suite comprising low level WC, modern wash hand basin and double shower cubicle with glass screen. Part tiled walls. Ladder radiator. Extractor fan, spotlights, uPVC double glazed window to rear. Shaver point.

BALCONY

Large decked balcony with stunning views across Cardiff Bay, The Bristol Channel and beyond. Accessed from the living room and master bedroom.

CLOAKROOM

Low level W.C with dual flush. Wall mounted wash hand basin with dual tap and tiled splash back. Radiator. Spotlights.

COMMUNAL GARDEN

Laid to lawn with seating area. Access to bin and bike store.

PARKING

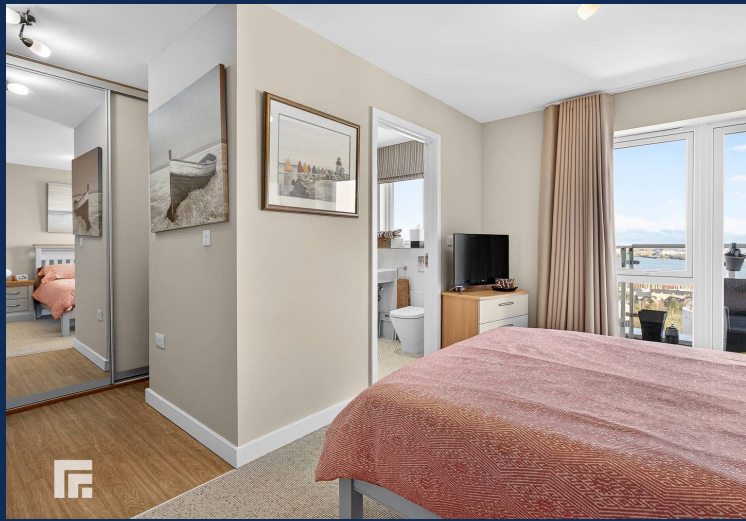
One allocated undercroft parking space accessed via secure gated entrance. Additional visitors spaces.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2016. Service charges of £4,800 per annum, which includes building insurance, security entry intercom system, secure gated access to an allocated parking space, visitor parking, lift maintenance, maintenance of internal and external communal areas, regular cleaning, refuse disposal and external bike storage. This property is on a water meter. Ground rent £350 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





BALCONY

ALLOCATED PARKING

1 Parking Space

Dedicated undercroft parking space with gated entrance. Additional visitors parking.



PENARTH 029 2047 5191

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