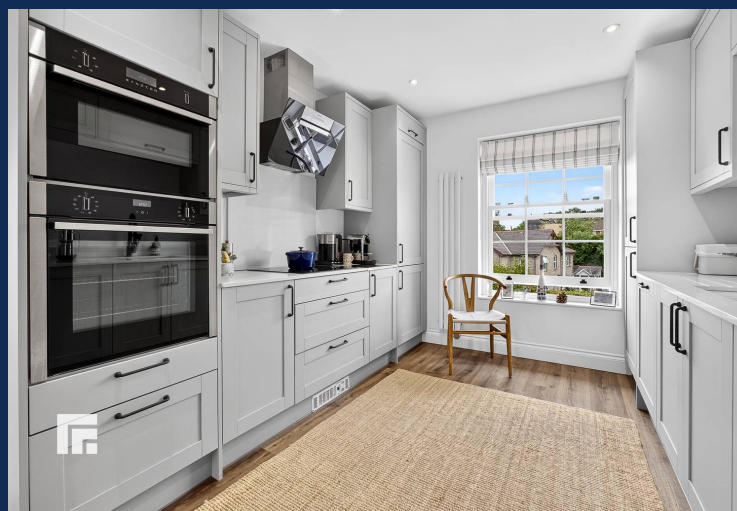




Apt 6, The Old Rectory 10-12 Old Port Road, Wenvoe

£349,950 Share of Freehold

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

ENTRANCE PORCH

3' 10" x 4' 7" (1.17m x 1.40m)

Enter via a painted wooden front door leading into a practical entrance porch. The space provides ample room for shoes and coats, with a wall-mounted coat rack. Features include skimmed walls and ceiling, LED spotlights, wood-effect flooring. A stylish panelled leads through to the entrance hall.

ENTRANCE HALLWAY

16' 5" x 3' 9" (5.00m x 1.14m)

A generously sized entrance hall featuring skimmed walls and ceiling, complemented by a range of LED spotlights. The hall benefits from a video intercom system, smoke detectors and a sprinkler system, along with loft access via a ceiling hatch and a useful storage cupboard. Wall mounted radiator. Doors leading to Kitchen/Living/Dining Room, Bedroom One, Bedroom Two and Bathroom.

KITCHEN/DINING/LIVING ROOM

28' 11" x 18' 0" (8.81m x 5.49m)

A beautiful and light open plan Kitchen, Dining Room and Living Room. Kitchen is fitted with a modern shaker style wall and base units along with complementary worktop surface. Kitchen has modern integrated appliances including Neff Slide and Hide oven and an overhead grill/microwave oven. Neff four ring induction hob with Neff extractor fan overhead. Integrated fridge/freezer, dishwasher, washing machine. One and a half sink with drainer, with modern tap. Into Dining and Living room skimmed walls and ceiling with LED spotlights. Beautiful curved wall adding a attractive feature into the room with double glazed sash windows, with a pleasant outlook over looking Church grounds. Patio doors opening onto a stunning curved balcony. Wood effect flooring throughout. Modern radiators

BALCONY

South facing balcony with beautiful decorative stone surround. Accessed from the living area.

BEDROOM ONE

11' 7" x 8' 11" (3.53m x 2.72m)

Double Bedroom with large storage Cupboard. Glazed sash window. Modern Radiator. Pocket door leading to En-Suite.

EN-SUITE

8' 6" x 3' 7" (2.59m x 1.09m)

Modern En-suite with walk in shower cubicle with sliding door fitted with rainfall shower head as well as separate hand held shower attachment, tiled from floor to ceiling. Low Level W/C. Wash hung wash basin with an up and over modern tap. Tiled floor. Modern towel

BEDROOM TWO

12' 3" x 9' 3" (3.73m x 2.82m)

Double Bedroom with large fitted wardrobes. Glazed sash window to side. Skimmed walls and ceiling. Wooden style flooring. Electric Radiator.

BATHROOM

8' 6" x 5' 8" (2.59m x 1.73m)

Well presented modern family bathroom. Tiled paneled bath with over head rainfall shower and separate hand held shower head and glass shower screen. Wall hung vanity unit with sink and mixer tap. Low Level W/C. Tiled walls and floors. Electric heated modern towel radiator. LED Spotlights. Extractor fan. Obscured glazed sash windows to side.

COMMUNAL GARDENS

The property forms part of the impressive Old Rectory building, which is set within beautifully maintained and landscaped communal gardens and grounds. The grounds are enclosed and private, with an attractive stone-built wall extending around the perimeter, providing a sense of seclusion and privacy.

PARKING

The apartment benefits from two allocated parking spaces, visitor parking and ample street parking.

TENURE

MGY have been advised that this property is leasehold with a term of 125 years from 2023. The property also owns a 1/8 share of the freehold. Service charges of approximately £2400.00 per annum, which includes building insurance, video entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, two allocated parking spaces and visitor parking. No ground rent. This property is on a water meter.

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.

ENTRANCE PORCH

3' 10" x 4' 7" (1.17m x 1.40m)

Enter via a painted wooden front door leading into a practical entrance porch. The space provides ample room for shoes and coats, with a wall-mounted coat rack. Features include skimmed walls and ceiling, LED spotlights, wood-effect flooring. A stylish panelled leads through to the entrance hall.

ENTRANCE HALLWAY

16' 5" x 3' 9" (5.00m x 1.14m)

A generously sized entrance hall featuring skimmed walls and ceiling, complemented by a range of LED spotlights. The hall benefits from a video intercom system, smoke detectors and a sprinkler system, along

BEDROOM TWO

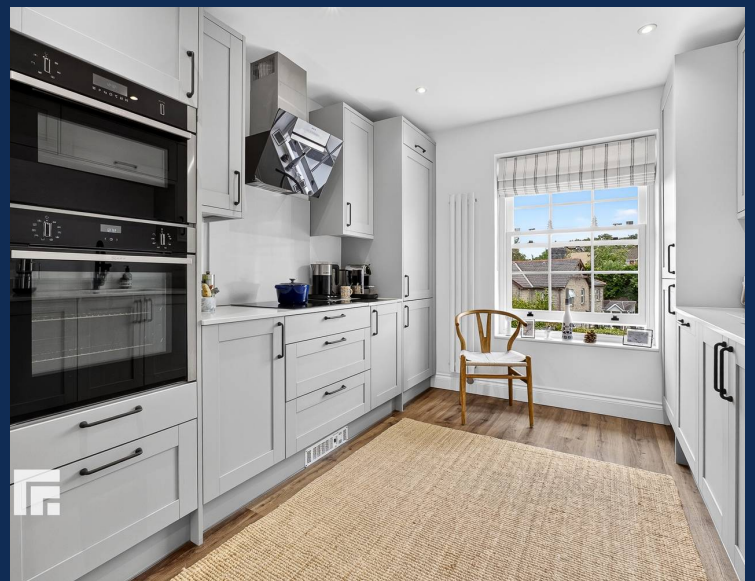
12' 3" x 9' 3" (3.73m x 2.82m)

Double Bedroom with large fitted wardrobes. Glazed sash window to side. Skimmed walls and ceiling. Wooden style flooring. Electric Radiator.

BATHROOM

8' 6" x 5' 8" (2.59m x 1.73m)

Well presented modern family bathroom. Tiled paneled bath with over head rainfall shower and separate hand held shower head and glass shower screen. Wall hung vanity unit with sink and mixer tap. Low Level W/C. Tiled walls and floors. Electric heated modern towel radiator. LED Spotlights. Extractor fan. Obscured glazed sash windows to side.

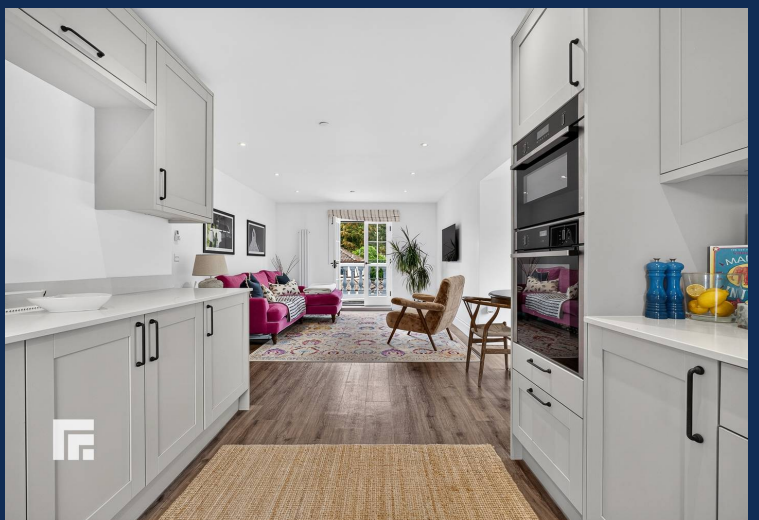




ALLOCATED PARKING

2 Parking Spaces

Allocated Two Visitor Parking Spaces Also Off Street
Parking



GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of this floorplan, it is not intended to be a statement of fact. It is a guide only and should not be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or effectiveness.

PENARTH 029 2047 5191

17 Glebe Street, Penarth, Vale of Glamorgan,
CF64 1ED



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK