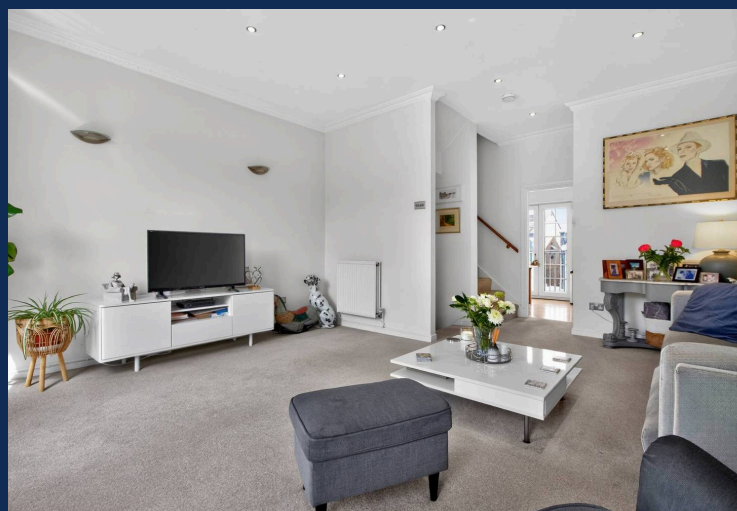




6 Llwyn Passat, Penarth

£599,950 Freehold

Impressive four-bedroom terraced house with marina views, modern kitchen, en-suite, allocated parking, and no chain. Spacious, stylish, and close to amenities, schools, and transport links.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



LOCATION

Penarth is a picturesque coastal town in the Vale of Glamorgan, renowned for its beautiful coastline, elegant Victorian architecture and welcoming community. The town offers an appealing blend of seaside charm and everyday convenience, with an array of green spaces, the iconic Penarth Pier and stunning views across the Bristol Channel. Dingle Road railway station is within easy walking distance, providing convenient connections to Cardiff and the surrounding areas. Penarth is also home to highly regarded schools, including Stanwell School and St Cyres School, offering a range of academic and extracurricular opportunities. With excellent transport links to Cardiff Bay, Cardiff city centre, the M4 and the wider region, Penarth is an appealing place to live. It combines the tranquillity and character of a coastal community with the convenience of easy access to Cardiff and beyond.

ENTRANCE PORCH

6' 6" x 3' 6" (1.98m x 1.07m)

Attractive entrance porch entered via private driveway. Tiled floor and painted walls.

HALLWAY

21' 6" x 6' 4" (6.56m x 1.93m)

Enter through front door into spacious hallway. Door leading to garage. Large storage cupboard with space for coats and shoes. Door leading to W/C. Bedroom and downstairs cloakroom. Carpeted with painted skimmed walls and spotlights. Radiator.

CLOAKROOM

6' 4" x 5' 9" (1.94m x 1.74m)

Downstairs cloakroom. Fitted wardrobes with space for coats and shoes. Tiled floor. Skimmed painted walls. Radiator and door leading to back garden.

STUDY/BEDROOM FOUR

9' 5" x 7' 3" (2.88m x 2.21m)

Bedroom four/Study with doubled glazed window to rear of property into the garden. Skimmed painted walls and carpeted. Central light fitting. Radiator.

FIRST FLOOR

KITCHEN/DINING ROOM

16' 1" x 9' 9" (4.90m x 2.97m)

Bright and spacious kitchen. Base and wall units. Integrated oven, hob and extractor fan. Space for fridge freezer. One and half sink with drainer. Wooden laminate flooring. Tiled splash back. Complementary worktop surface. Spotlights. Window facing to back and double glazed uPVC French doors with Juliette balcony. Over looking garden. Room for dining table and chairs.

LOUNGE

20' 0" x 16' 1" (6.10m x 4.91m)

Large and light lounge area. Carpeted with skimmed white walls and spotlights. Attractive arch shaped uPVC double glazed window giving full views over Penarth Marina. Radiator. Double glazed door leading onto balcony with views over Penarth Marina.

SECOND FLOOR LANDING

8' 1" x 3' 8" (2.46m x 1.11m)

Landing with access to boiler cupboard. Doors leading to Bedroom one, two, three and bathroom. Access hatch to loft. Radiator

BEDROOM ONE

16' 3" x 12' 8" (4.95m x 3.85m)

Large double bedroom with double glazed uPVC windows overlooking Penarth marina. Archway leading to walk in wardrobes with fitted cupboards and obscured glass uPVC window. Carpeted with Skimmed painted walls. Central light fitting. . Radiators. Door leading to En-Suite.

EN-SUITE

6' 8" x 5' 6" (2.02m x 1.67m)

En-suite with a walking in shower with over head attachment and mixer tap. W/C. Sink with mixer tap fitted to a vanity unit. Spotlights and extractor fan. Radiator. Fully tiled shower and half tiled on remaining walls and tiled floor.

BATHROOM

6' 3" x 6' 3" (1.91m x 1.91m)

Bathroom fitted with 3 piece suit. Bath with mixer tap and over head shower attachment. W/C. Sink with mixer tap. Vanity unit. Radiator. Spotlights. Fully tiled shower and bath. Half tiled walls around remaining bathroom. Tiled floors

BEDROOM TWO

9' 5" x 6' 2" (2.87m x 1.89m)

Single bedroom with double glazed uPVC windows with views to rear of the property. Central light. Skimmed painted walls and carpeted. Built in wardrobe. Radiator.

BEDROOM THREE

9' 8" x 7' 3" (2.95m x 2.21m)

Single bedroom with doubled windows with views to rear of property. Central light fitting. Skimmed painted walls and carpeted. Radiator and fitted wardrobe.

GARAGE

15' 11" x 9' 1" (4.84m x 2.77m)

Central light. Space for washing machine and tumble dryer. Worktop fitted with sink and drainer with mixer tap. Tiled floor. Up and over door.

DRIVEWAY

GARAGE

15' 11" x 9' 1" (4.84m x 2.77m)

Central light. Space for washing machine and tumble dryer. Worktop fitted with sink and drainer with mixer tap. Tiled floor. Up and over door.

DRIVEWAY

Space for one vehicle.

GARDEN

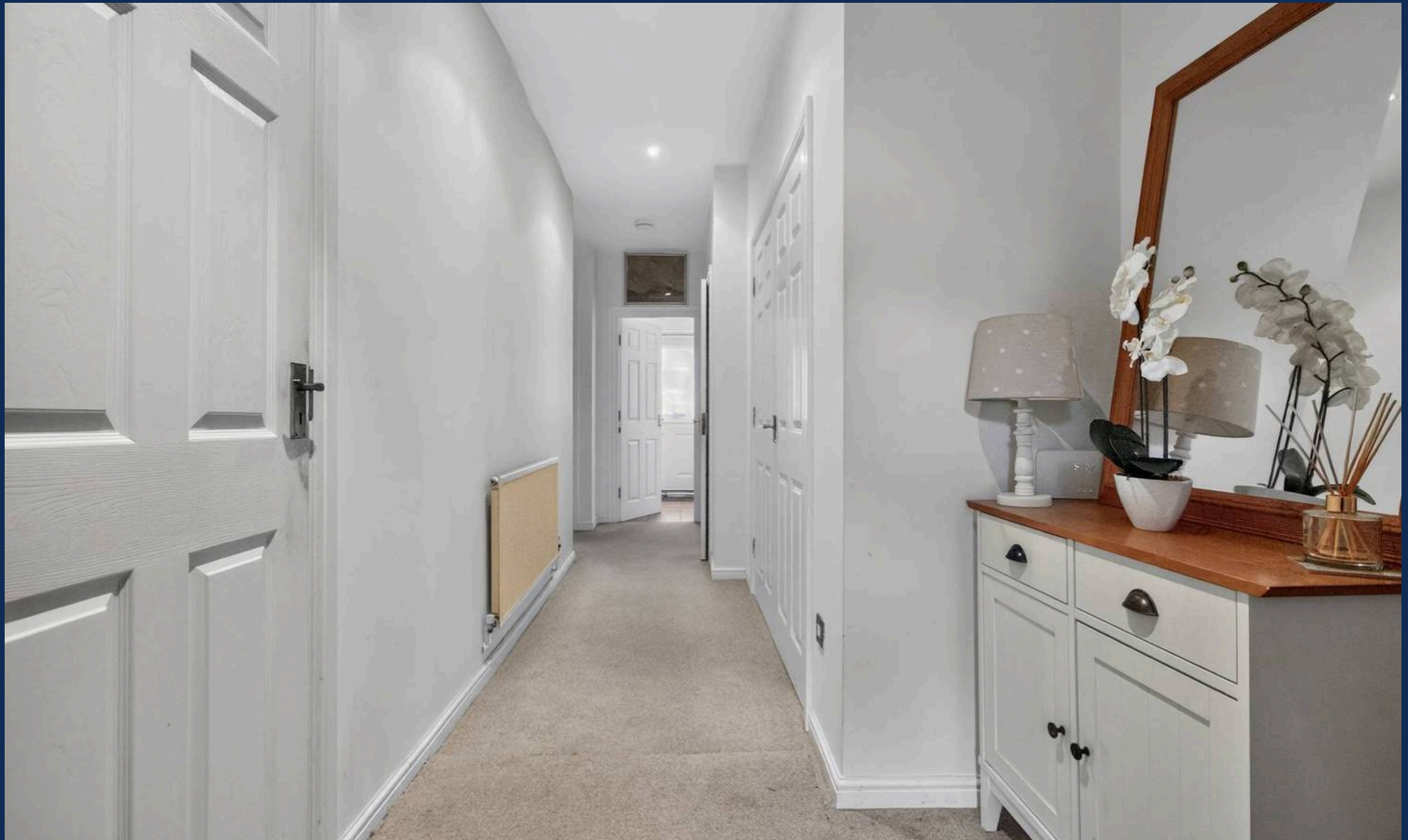
Private garden with decking and patio areas and fencing all around.

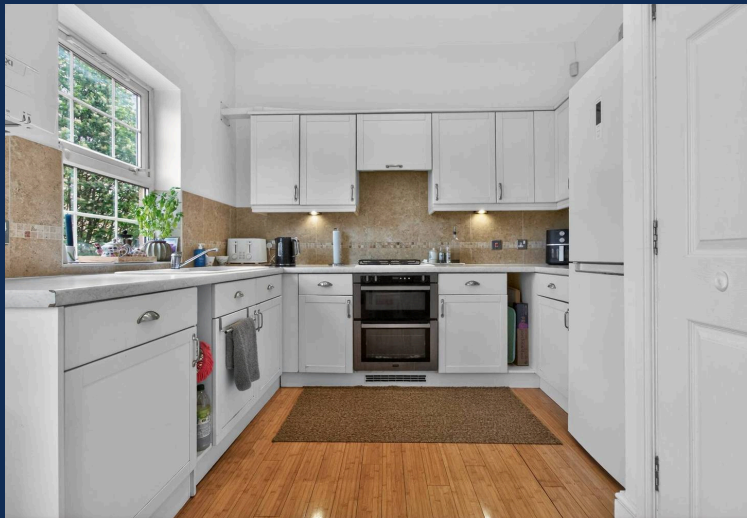
TENURE

MGY are advised that this property is freehold. No service charges.

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.







PENARTH 029 2047 5191

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