

The Highlands, Old Barry Road, Penarth CF64 2NR

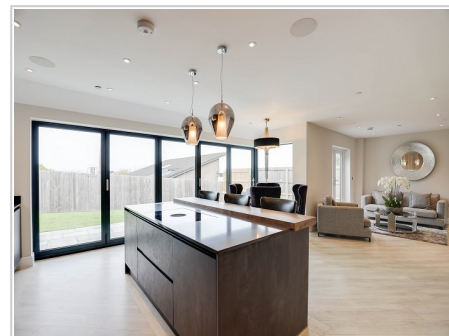
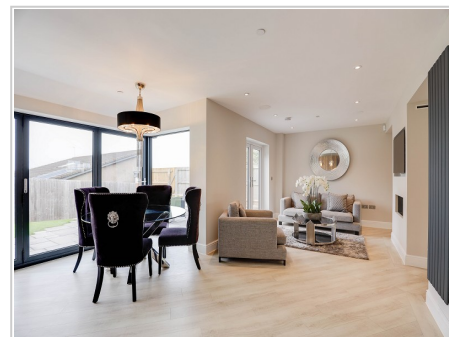
825,000



- Exclusive development of just 8 homes
- Elevated position with commanding views
- 4 double bedrooms
- En-suite master
- Living room & study
- Utility & cloak rooms
- Open plan kitchen with dining area & snug
- Bi-folding & French doors
- Integral double garage, driveway & garden

Ref: PRA11246

Viewing Instructions: Strictly By Appointment Only



General Description

Stunning property forming part of an exclusive development overlooking Cardiff Bay and Penarth. No Chain.

Accommodation

Highlands

An exclusive development of just 8 homes overlooking Cardiff Bay and Penarth.

Highlands is the perfect place for families and professionals looking for the convenience of Penarth Town centre on your doorstep and the excitement of Wales' capital city within a short drive.

The house has been carefully designed to provide an abundance of space with high specification finishes.

The property is just a short commuting distance from Cardiff and with the M4 motorway just 10 minutes away, it offers easy access to Swansea, Bristol and beyond.

How to find us...

Sat Nav: CF64 2NR

Accommodation.

Accommodation extends to 206 sq m / 2,217 sq ft including the integral double garage (which extends to 34 sq m / 366 sq ft).

The ground floor also provides a wealth of well-planned accommodation, which is accessed off the central hallway.

This includes a living room, study, cloakroom and a large open plan family room combining the kitchen with dining and informal living areas.

A separate utility is accessed through the kitchen, which leads, in turn, to an integral double garage with electric door.

At first floor level the property offers four double bedrooms, the master of which has an en-suite, and a family bathroom, all located off a generous landing.

The house has an enclosed private garden, accessible from both bi-folding and French doors from the rear of the property.

In addition to the double garage, there is parking for a further two cars on the private driveway.

Specification...

In contrast to many modern housing developments, The Highlands is constructed entirely traditionally, with cavity masonry walls and concrete ground floor slabs.

The houses has been be delivered to an exacting standard and comes with the balance of a 10-year structural warranty.

Specifications and finishes include:

- Schuller kitchen
 - Bora hob
 - Quooker instant hot water tap
 - Double sided feature gas fire
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- Media wall in the living room
- Bed head and built in bedroom furniture
- Built in wardrobes / dressing room
- Sonos sound system
- Under-stairs display shelving / storage
- LVT floor finishes
- Garage storage system & anti-slip floor finish

The list goes on.....

Floor Areas.

Ground Floor (max measurements):

- o Living Room: 5.18m x 3.69m / 16'9" x 12'1"
- o Kitchen Dining: 9.66m x 4.87m / 31'6" x 15'9"
- o Utility: 2.19m x 1.82m / 7'1" x 5'9"
- o WC: 1.36m x 1.82m / 4'4" x 5'9"
- o Study: 3.69m x 3.23m / 12'1" x 10'5"

First Floor:

- o Master Bedroom: 4.55m x 3.69 / 14'9" x 12'1"
 - o En-Suite: 2.06m x 2.01m / 6'7" x 6'5"
 - o Bedroom 2: 3.69m x 3.63m / 12'1" x 11'9"
 - o Bedroom 3: 4.24m x 3.69m / 13'9" x 12'1"
 - o Bedroom 4: 3.94m x 3.69m / 11'9" x 12'1"
 - o Bathroom: 3.02m x 2.01m / 9'9" x 6'5"
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- o Garage: 5.64m x 5.98m / 18'5" x 19'6"
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Services

Mains electricity, mains water, mains gas and mains drainage

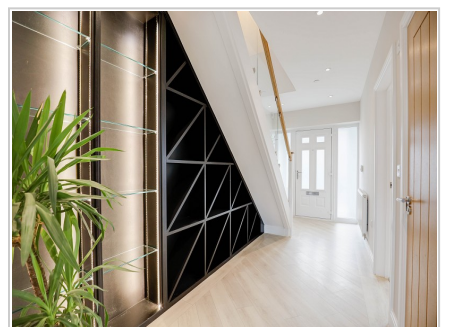
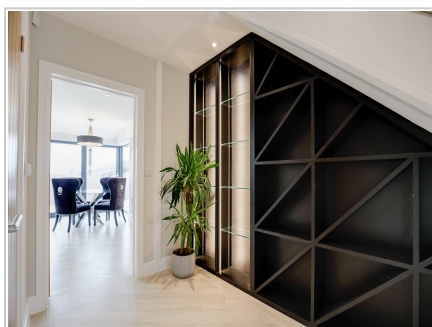
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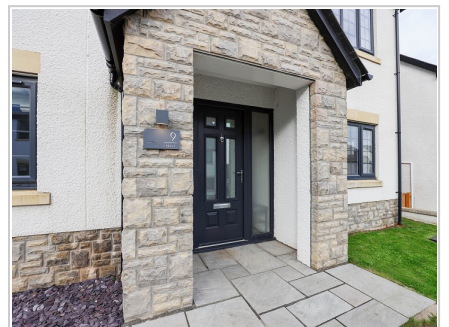
Tenure

We are informed that the tenure is Freehold

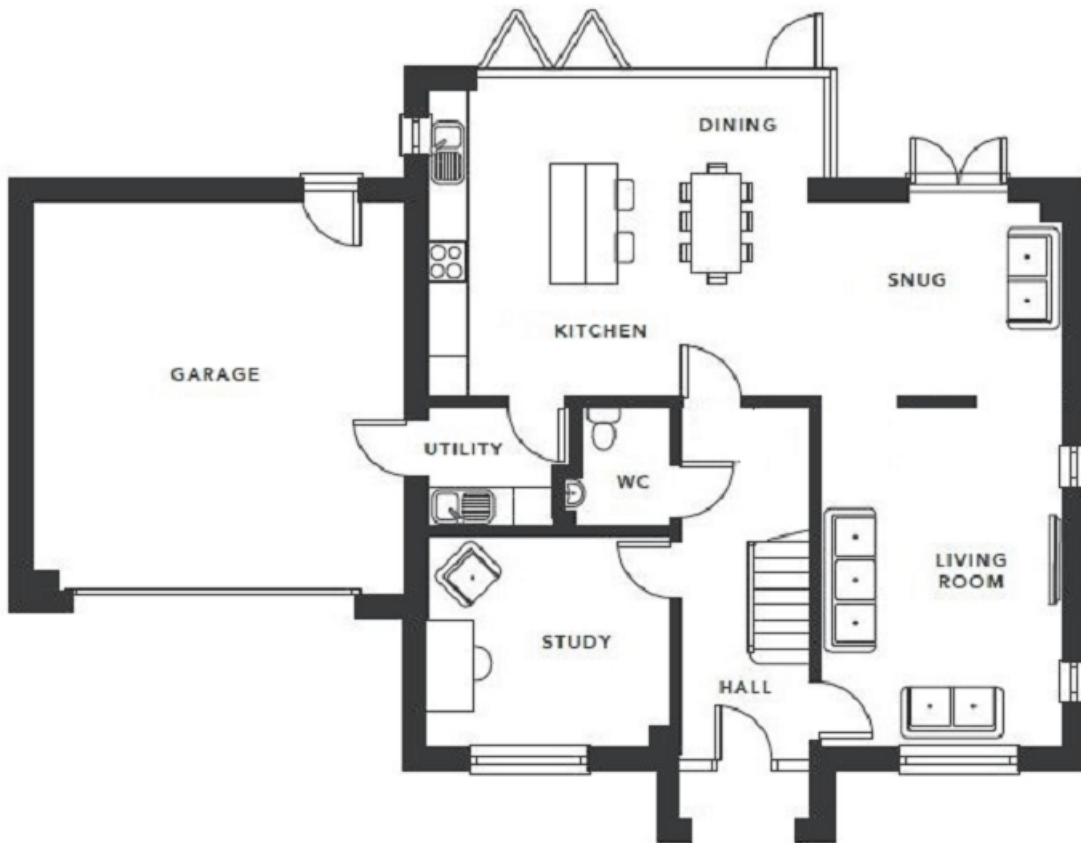
Council Tax

Band Not Specified

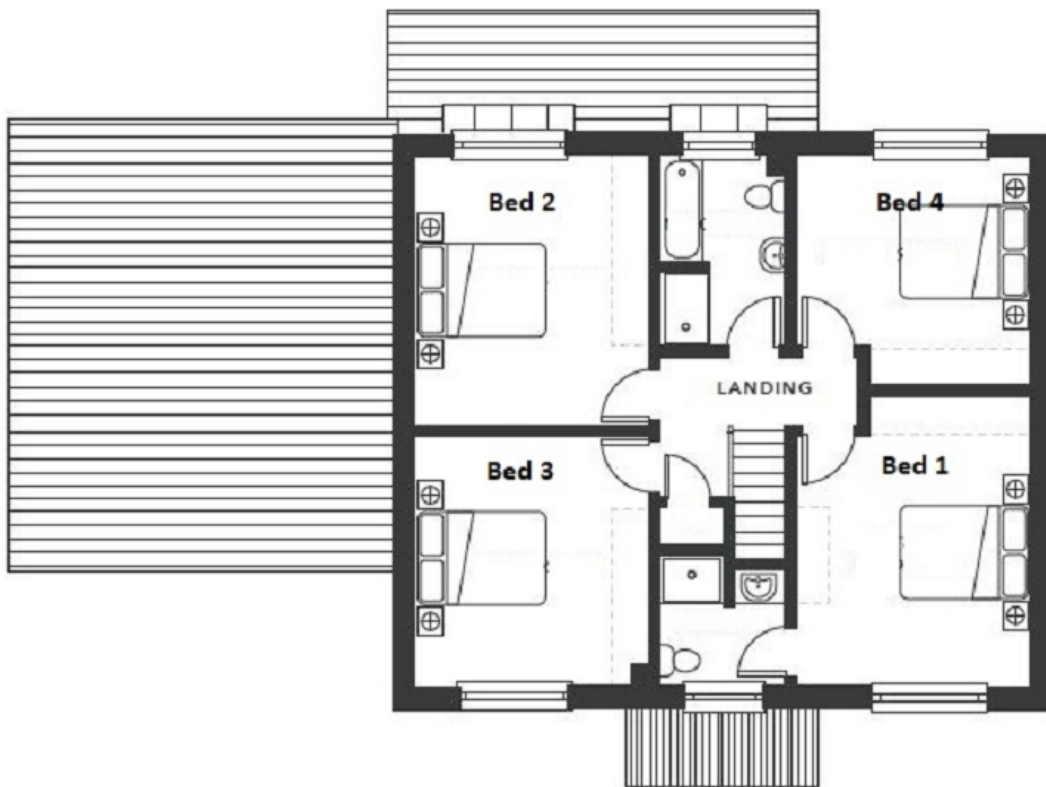




Ground Floor



First Floor



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of

any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.