



**Ty Gwendollen
Marconi Avenue
Penarth
South Glamorgan
CF64 1SS**

Offers in Excess of £235,000

bettermove

Marconi Avenue

Penarth

Bettermove are proud to present this 2 bedroom flat in the sought after area of Penarth with fantastic views across Cardiff bay.

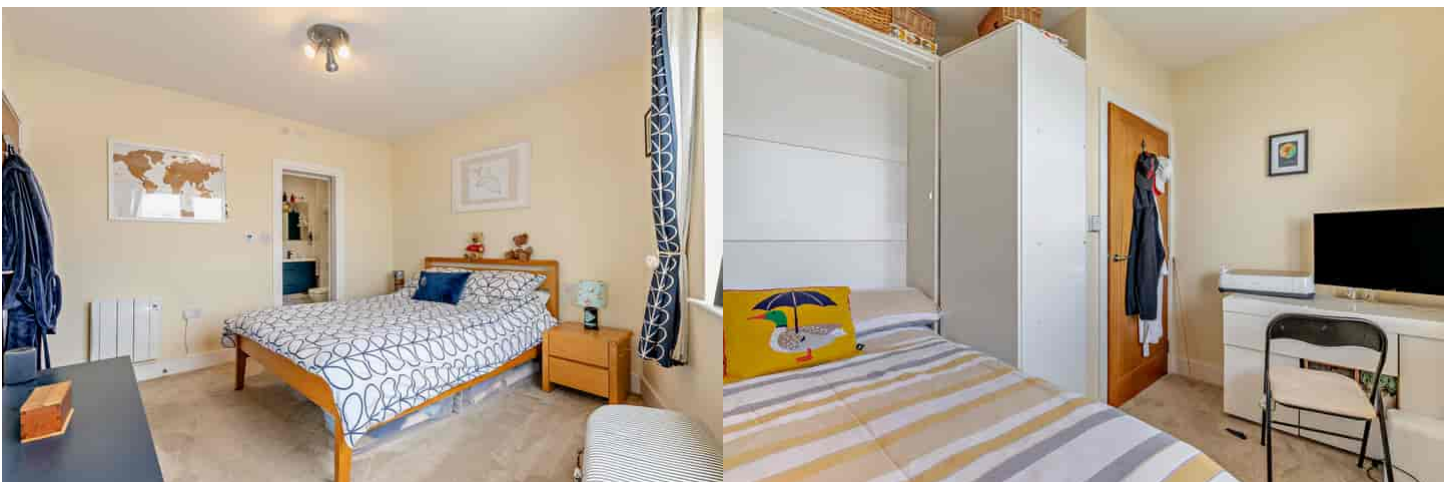
The property benefits from double glazing, electric heating throughout and has off street parking available via two allocated parking spaces. The council tax band is F.

This is a leasehold property with 975 years remaining on the lease; the ground rent is £233.34 per annum and the service charge is 2,720.84 per annum.

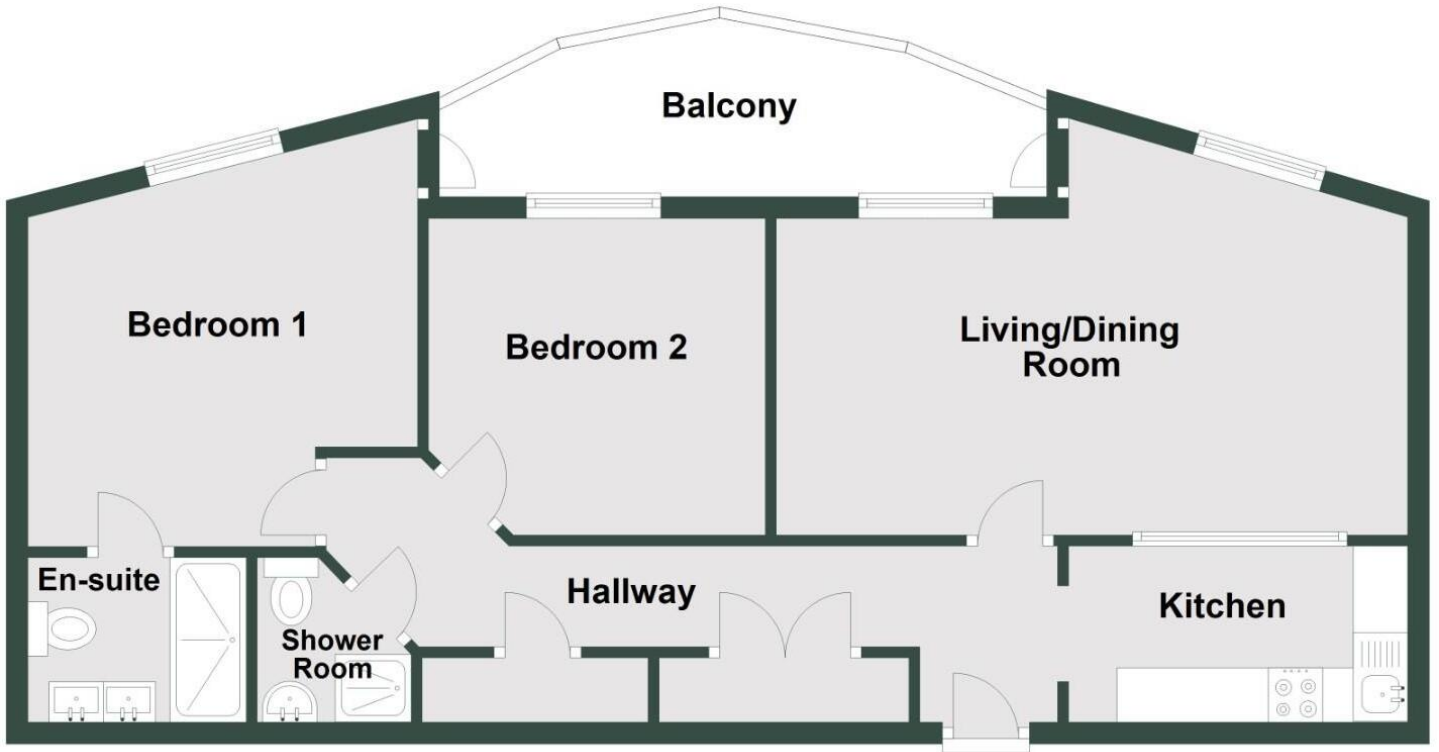
The interior of this well presented property comprises a spacious living room with dining area, private balcony, the fitted kitchen, two bedrooms with one ensuite shower room and family bathroom.

Located in the popular town of Penarth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Cogan Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Second Floor



Total area: approx. 61.7 sq. metres (664.6 sq. feet)
8 Ty Gwendollen

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	82	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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