



£210,000

39 Beechwood Drive, Penarth

Flat | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Two double bedrooms
- Ground floor flat with plenty of outdoor space
- Off road parking and garage
- Close to local bus routes and walking distance to Cosmeston Lakes
- No onward chain
- New lease of 99 years upon completion
- Low service charges and ground rent

## Property Description

Botham Williams is delighted to present this beautifully maintained two-bedroom ground floor flat in Penarth. This charming property offers an excellent opportunity for first-time buyers or downsizers and comes with the added advantage of no onward chain. Ideally located, the flat is just a short walk from the picturesque Cosmeston Lakes and benefits from convenient access to local bus routes, making commuting and exploring the area effortless.

## Main Particulars

The property boasts a spacious living and dining area, a well-equipped kitchen, and a bright sunroom at the rear, offering an ideal space to relax and unwind. It also features two generously sized double bedrooms and a modern bathroom, ensuring both comfort and convenience.

### Entranceway

Step through the front PVC door into a welcoming entranceway, featuring durable vinyl flooring, a front-facing window that allows natural light to brighten the space, and a convenient storage cupboard for added practicality.

### Living/dining room - 5.76m x 4.13m

A glazed door from the entranceway opens into the bright and spacious living/dining room. This inviting space features a large front-facing window that floods the room with natural light, complemented by a wall-mounted radiator positioned beneath for warmth and comfort. The living area is carpeted for a cosy feel and seamlessly flows into the dining area, which boasts wood-effect vinyl flooring. From here, you can access both the sunroom at the rear, perfect for relaxing and enjoying garden views, and the kitchen, offering convenience and easy flow throughout the home.

### Kitchen - 3.67m x 1.94m

The kitchen is well-appointed with a rear-facing window positioned above the sink, allowing plenty of natural light. It features a double fan-assisted oven and grill, a 4-ring gas burner, and ample space for white goods. The walls are tastefully tiled, and there is a generous selection of wall and base units providing plenty of storage. The space is finished with durable vinyl flooring for practicality and easy maintenance.

### Sunroom - 2.00m x 1.4m

This versatile bonus room is situated at the rear of the property, offering direct access to the patio. Flooded with natural light, it features vinyl flooring for durability and easy upkeep, and also conveniently houses the boiler.

## Hallway

The carpeted hallway provides access to both bedrooms and the family bathroom, while also offering the added convenience of two built-in storage cupboards, perfect for keeping household essentials neatly tucked away.

## Bedroom 1 - 2.86m x 3.72m

This generously sized double bedroom is positioned at the front of the property, featuring a large window that overlooks the front garden, filling the space with natural light. The room offers ample space for additional furniture and is enhanced by its stunning parquet flooring, adding to its character.

## Bedroom 2 - 3.55m x 2.48m

The second double bedroom is located at the rear of the property and features a large window, allowing plenty of natural light to fill the room. In keeping with the front bedroom it boasts beautiful parquet flooring.

## Bathroom - 1.25m x 2.66m

This recently modernised bathroom boasts a sleek, contemporary design, featuring a spacious walk-in shower, a chic WC, and a vanity unit with an integrated sink. For added convenience, a wall-mounted mirrored cabinet offers extra storage, while the chrome towel rail adds a touch of elegance. The room is completed with an opaque rear window for privacy and is finished with durable vinyl flooring, combining both style and functionality.

## Outside

At the front of the property, a pathway leads to the front door, bordered by a garden featuring well-maintained mature shrubs and a gravelled area, creating a welcoming entrance.

To the rear, you'll find a private patio, perfect for relaxing and enjoying the outdoors. The property also offers convenient access to off-road parking and a garage, providing valuable space for additional storage or parking.

## Additional Information

The property will benefit from a lease of 99 years on completion of the sale.

Service charges: £263.75 per annum

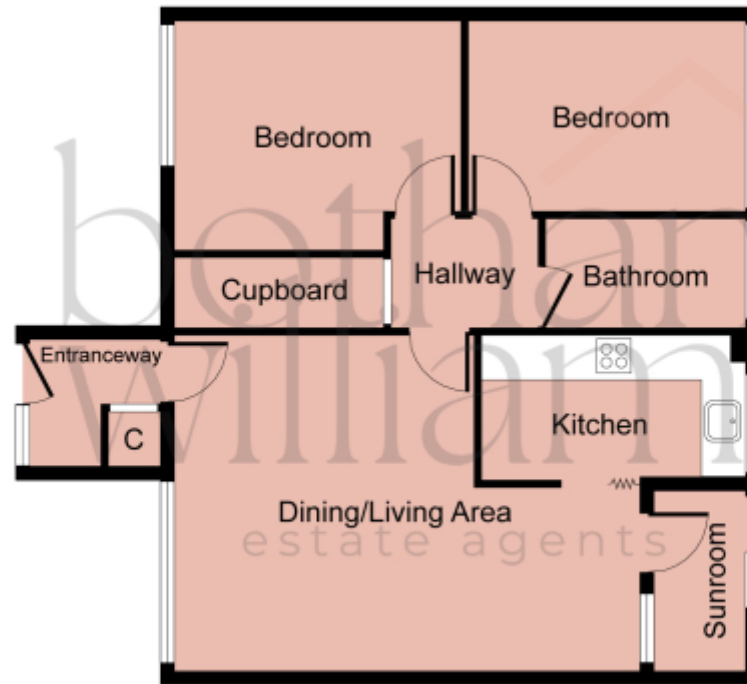
Ground rent: £20 per annum

There is a covenant noted on the deeds that this property is not to be rented out.

We recommend that this information is verified with conveyancers.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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