



11 Dros Y Mor

Penarth, Vale Of Glamorgan, CF64 3BA



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A purpose built 2/3 bedroom first floor apartment set in one of the most desirable postcodes in Penarth. The apartment benefits from gated driveway parking, double garage with workshop, enclosed private garden and a balcony with uninterrupted elevated views of The Bristol Channel.

Spacious First Floor Apartment within Quiet Cul-De-Sac Location | Entrance Hallway, Landing, Kitchen, Dining Room and 25ft Living Room with Balcony | 2 Double Bedrooms, both with En-Suites and Study/Bedroom 3 | Superb Channel Views from all Rear Facing Rooms | Driveway Parking, Double Garage and Workshop | Private South East Facing Level Lawned Garden| NO ONGOING CHAIN |



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Timber entrance door leads to HALLWAY (7'3" x 6') coved ceiling, tiled floor, quarter turn staircase to first floor, double glazed door giving access to garden and door to under stairs storage cupboard, tiled floor, window, space and plumbing for washing machine and tumble drier. LANDING (17'1" x 4'9") fitted carpet, storage cupboard, loft hatch with ladder to a large attic space. CLOAKROOM (5'7" x 2'6") low level WC, wash hand basin with vanity unit below, tiled floor, part tiled to walls and wall mounted mains gas 'Worcester' boiler.

KITCHEN (13'7" x 10'7") range base and wall mounted units, stainless steel sink with double drainer and mixer tap, roll top work surfaces, tiled splash backs, integrated appliances including 'Neff' oven and separate grill, dishwasher, 'Miele' hob and extractor, space for freestanding fridge/freezer, tile effect floor and windows to front. Door to DINING ROOM (13'7" x 11'9") fitted carpet, coved ceiling, centre light and windows to two elevations.

LIVING ROOM (25'1" x 13'8"), accessed via double doors from hallway or dining room, fitted carpet, coved ceiling, electric fireplace with timber surround and mantle and marble hearth, window to side and two sets of double doors leading to a glass balustrade BALCONY (14'8" x 5'6") enjoying spectacular views of The Bristol

Channel. Double BEDROOM 1 (18' x 13'7") fitted carpet, coved ceiling, wide bank of mirror door wardrobes, windows to front and door to EN-SUITE BATHROOM (6'8" x 6'5") 'Villeroy and Bosch' suite including low level WC, bidet, wash hand basin, tiled bath with glazed screen and mains shower attachment, fully tiled to floor and walls, recessed lighting and window. Double BEDROOM 2 (13'7" x 13'3") fitted carpet, coved ceiling, wide bank of floor to ceiling fitted wardrobes and door to EN-SUITE SHOWER ROOM (6'8" x 6'8") low level WC, wash hand basin, glazed corner shower cubicle, recessed lighting, chrome heated towel rail and window. STUDY/BEDROOM 3 (8'4" x 7'6") fitted carpet, built in desk and window.

Outside, to the front of the property there is a gated driveway providing parking for several vehicles ahead of the DOUBLE GARAGE (18' x 17') electric door, power, lighting, loft storage and door to WORKSHOP, power and lighting, pedestrian door to front. The apartment benefits from a fully enclosed level, predominantly lawned GARDEN with a south easterly aspect. 11 Dros Y Mor has excellent road links leading to Cardiff city centre as well the M4 and is just a short distance from the pretty coastal town of Penarth.

Directions

From Culverhouse Cross take the exit onto the A4232 heading towards Cardiff. Take the second exit signposted Penarth. At the roundabout take the 3rd exit and continue along the A4055. Turn left at the traffic lights onto the A4160 and 2nd exit at the roundabout. Continue through Penarth Town Centre along Windsor Road. Upon reaching the roundabout with the clock, take the second exit (straight over), continue down Beach Road and upon reaching The Esplanade, take the first turning right up Bridgeman Road, continue along this road onto Marine Parade. Continue along and take the first turning left, then right and straight on where the private entrance to 11 Dros Y Mor will be in front of you.





Energy Performance Certificate



11, Dros y Mor, PENARTH, CF64 3BA

Dwelling type: Top-floor flat
Date of assessment: 11 June 2018
Date of certificate: 14 June 2018
Reference number: 8718-7528-5910-2849-4996
Type of assessment: RdSAP, existing dwelling
Total floor area: 135 m²

Use this document to:

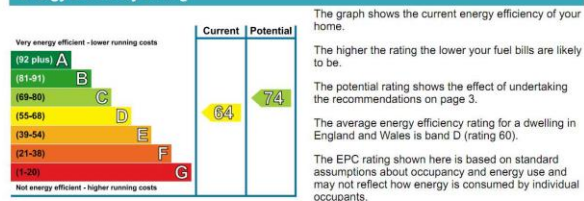
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,330
Over 3 years you could save	£ 918

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 252 over 3 years	You could save £ 918 over 3 years
Heating	£ 2,394 over 3 years	£ 1,707 over 3 years	
Hot Water	£ 591 over 3 years	£ 453 over 3 years	
Totals	£ 3,330	£ 2,412	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 144
2 Cavity wall insulation	£500 - £1,500	£ 552
3 Low energy lighting for all fixed outlets	£30	£ 78

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Tenure
Leasehold

Services
Mains water, gas, electricity and drainage.
Council Tax Band F
EPC Rating D

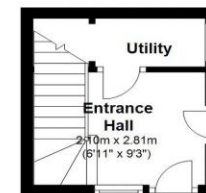
Price
£725,000



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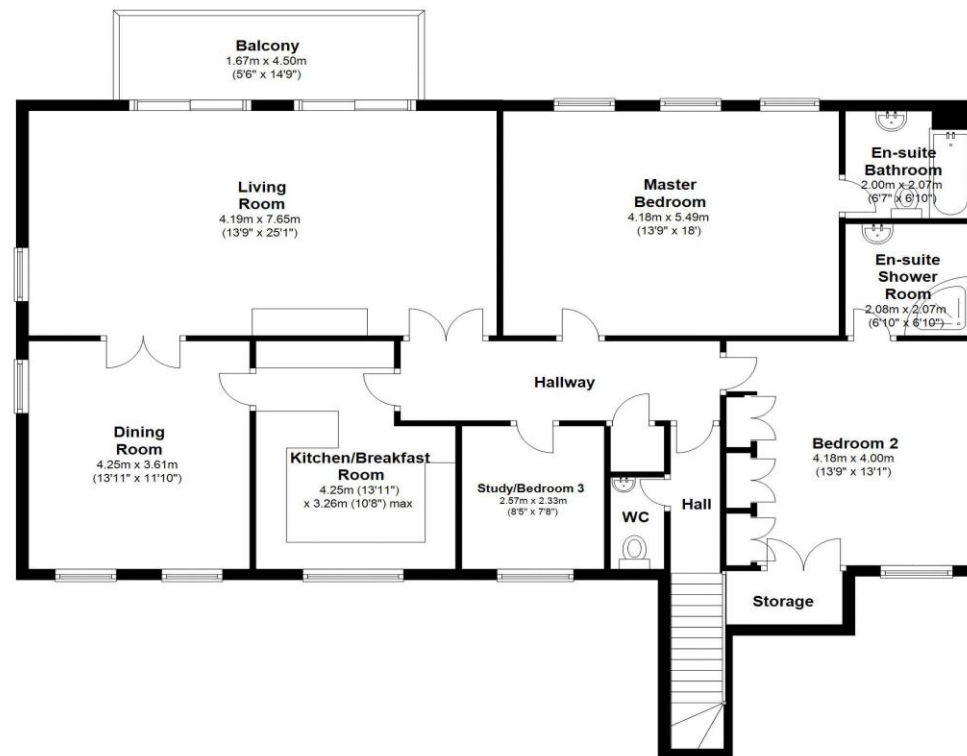
Ground Floor

Approx. 8.7 sq. metres (93.8 sq. feet)



First Floor

Approx. 135.4 sq. metres (1457.3 sq. feet)



Total area: approx. 144.1 sq. metres (1551.0 sq. feet)

Viewing strictly by appointment through Herbert R Thomas

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

