



Devonia

2 Balmoral Quays | Penarth | The Vale Of Glamorgan | CF64 3NS

FINE & COUNTRY



# Step inside

Devonia

Offers over £820,000

This charming Grade II listed home offers income potential through holiday rentals, making it a perfect investment. With its proximity to the beach and local attractions, it's ideal for family getaways too. Imagine the joy of owning a property that not only serves as a family retreat but also generates income through holiday rentals, creating the perfect blend of relaxation and financial benefit.

Formally known as the Public Baths this exquisite Grade II listed property has been sympathetically converted into luxury apartments, just seconds away from Penarth Pier.

This property not only offers not only stunning sea views but also a prime location near top-notch schools, making it a perfect blend of elegance and practicality for families.

Upon entering the home through a large low maintenance garden with a paved terrace and artificial grass, stone steps lead to the main, dramatic, entrance and a gated pathway leads to the side of the property.

Boasting two grand entrances, both with dramatic high ceilings, lead you through into the large living space which has double height windows all with sea views and overlooking Penarth pier, however still provide plenty of privacy.

Downstairs leads to an impressive master suite with walk-in dressing room, en suite shower room and French doors leading to a private courtyard, the perfect place to enjoy your morning tea or coffee.

Just opposite are two further bedrooms and a beautiful family bathroom.









# Step outside

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Penarth is a delightful town known for its charm and beauty. With its picturesque seafront, lovely parks, and vibrant community.

The town's elegant architecture, stunning views, and welcoming atmosphere make it a wonderful place to live and visit. Whether you're strolling along the promenade, enjoying the local amenities, or simply taking in the beauty of the surroundings.

The surrounding area is known for its vibrant community, proximity to the waterfront, and easy access to local amenities such as shops and restaurants. Living in this apartment would truly be a delightful experience for anyone looking for a luxurious yet convenient lifestyle.

## TENURE DETAILS:

The property is being sold on a Leasehold basis with a share of the Freehold.

The lease is for 999 years from 1/1/2006.

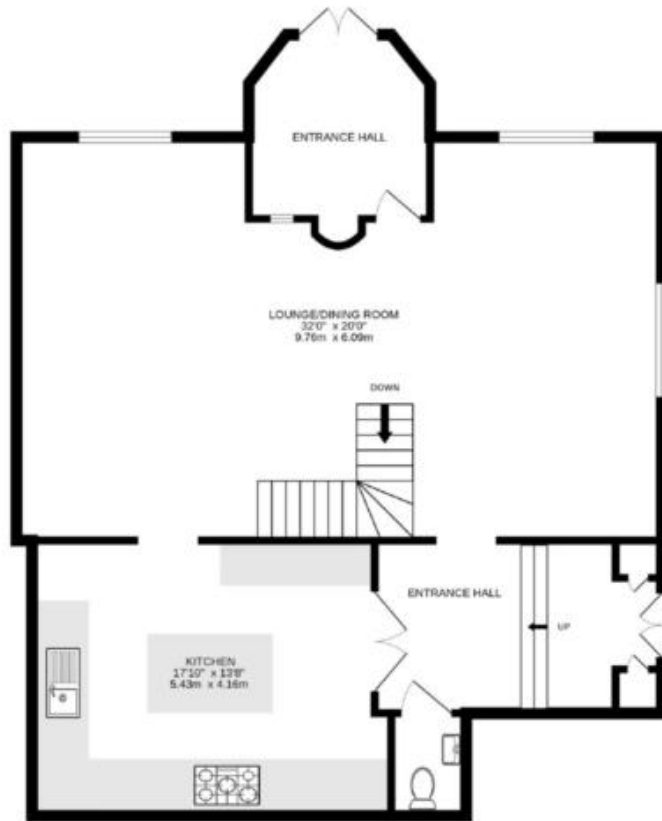
Current costs (2024) are: Maintenance charge £2500 per annum / Ground rent £450 per annum.

## DIRECTIONS

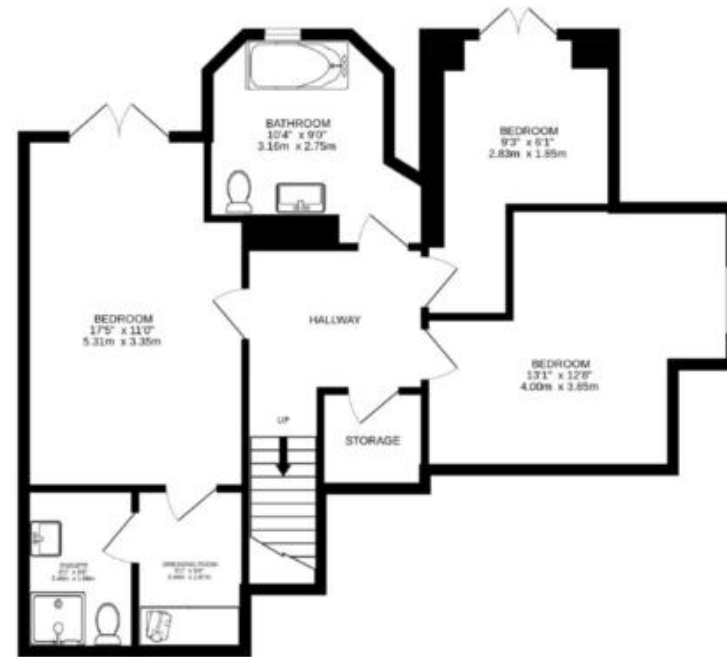
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**GROUND FLOOR**  
1059 sq.ft. (98.4 sq.m.) approx.



**1ST FLOOR**  
737 sq.ft. (68.5 sq.m.) approx.



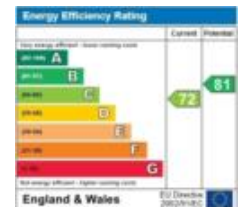
**TOTAL FLOOR AREA : 1796 sq.ft. (166.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Postcode: CF64 3NS | Tenure: Leasehold - share of freehold | Tax Band: H | Authority: Vale of Glamorgan | Heating: Gas | Drainage: Mains |



\*Internet speed according to the BT Availability Service using the postcode and landline  
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