

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



VICTORIA ROAD



HALL

Outer porch with cupboard housing the meters and upvc door allowing private access into own entrance hall.

DINING ROOM

4.57m x 2.34m (15' x 7'8")

Spacious reception area allowing access to all rooms.

LOUNGE KITCHEN

5.89m x 4.60m (19'04" x 15'1")

Contemporary open plan living combining the lounge with the kitchen, fitted range of Hi Gloss wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, integrated fridge & freezer plus built in oven, hob & hood, tiled floor. To the lounge area with room for sofas plus dining table & chairs, French doors with side glazed panels and windows overlook and lead onto the front garden, TV point.

BEDROOM 1

4.17m x 2.69m (13'8" x 8'10")

Large double bedroom, window to rear, TV point.

BEDROOM 2

4.06m max x 3.02m max (13'4" max x 9'11" max)

Double bedroom, window to rear plus door leading to rear allocated outside space, cupboard housing the gas combination boiler.

BATHROOM

Fitted with a contemporary white suite comprising a panel P shape bath with shower over and glass screen, 'floating' wash hand basin and 'floating' close coupled wc - concealed cistern, tiled surround and tiled floor, heated polished chrome towel rail, window to side, built in cupboards for toiletries. Before entry to the bathroom a utility closet with plumbing for a washing machine plus further space for a tumble drier.

OUTSIDE

Front enclosed lawn with boundary wall and shrub/flower borders and patio area - all perfectly positioned for the afternoon sun as Westerly facing.

Wrap-around area at the rear to take in the morning sun.

GARAGE

Single semi detached garage at the end of a block of 4 - up & over door allowing access.

INFORMATION

We believe there is a Management Company - 44 Victoria Road Management Company with a share in the company that own the freehold and there is a 999 year lease from the 29th September 1974 therefore with 950 years remaining. There is no ground rent payable and no service charge.



Council Banding - D with £2,003.04 (2024/2025)





VICTORIA ROAD

, CF64 3HY - £439,500

 2 Bedroom(s)  1 Bathroom(s)  838.00 sq ft

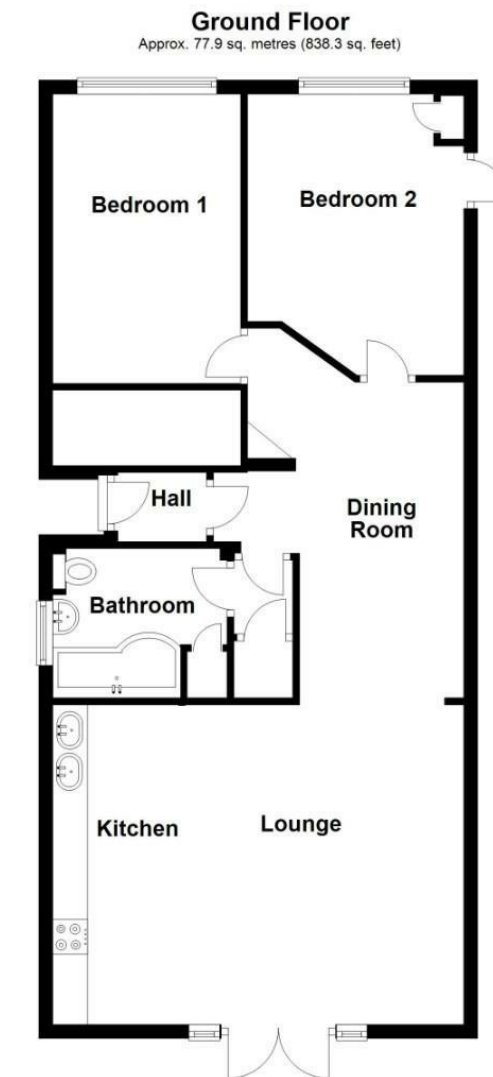
Located upon one of Penarth's finest roads is this impressively spacious garden apartment. Benefitting from both a 999 year lease, a single garage and an allocated Westerly facing lawned garden. Further benefitting from own entrance into the impressive living room with kitchen and dining area - kitchen with integrated fridge & freezer plus built in oven, hob & hood, there are 2 double bedrooms with a contemporary bathroom plus shower and utility closet. At the rear a wrap-around further outside space - perfect for the morning sun. Complimented with gas central heating and upvc double glazing. Viewing highly recommended.



PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator

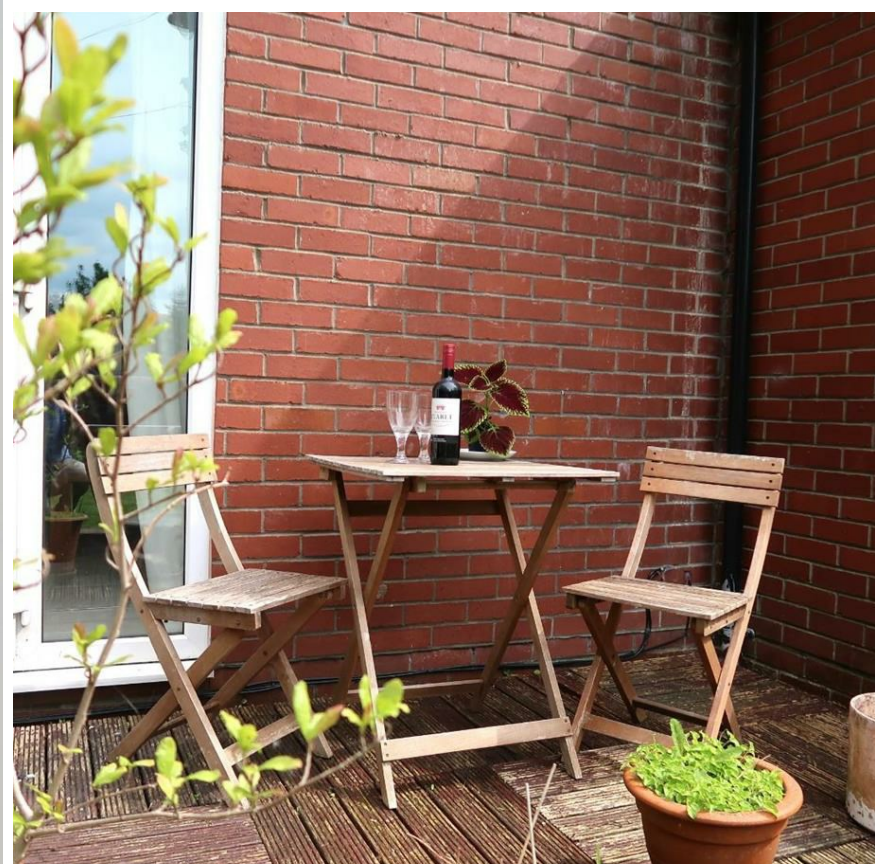




Total area: approx. 77.9 sq. metres (838.3 sq. feet)



Victoria Road, Penarth



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |