



BRADFORD PLACE

PENARTH





## BRADFORD PLACE

PENARTH, CF64 1AF - £380,000



3 bedroom(s)



1 bedroom(s)



1299.00 SQ FT

A fabulous penthouse apartment with panoramic water views over the Bristol Channel, Steep Holme and Flat Holme with beautifully presented light and airy accommodation comprising: entrance foyer, welcoming reception hall, generous size living room with superb Channel views, a fantastic size fitted kitchen/diner. The property continues with three double bedrooms and an excellent quality modern bathroom. This beautiful apartment is set in this detached period residence only a short walk of Penarth town centre, Alexandra Park gardens, the seafront and pier. The property is set in delightful grounds with a generous communal lawn with a panoramic and spectacular sea view of the Bristol Channel. Allocated parking space and visitors parking.

### PROPERTY SPECIALIST

**Mr Jeff Hopkins**

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Valuer













**COMMUNAL ENTRANCE**

entered via a smart communal entrance with grand staircase rising to the penthouse.

**ENTRANCE FOYER**

**HALLWAY**

spacious inner hall leading to all rooms, with period architectural details. ceiling access to the loft with integrated pull down aluminum ladder - loft mostly boarded with light.

**LOUNGE**

**4.55m x 6.07m (14'11 x 19'11)**

impressively spacious double aspect living room offering far reaching views of the sea and penarth pier.

**KITCHEN/DINING ROOM**

**4.57m x 4.78m (15'0 x 15'8)**

remodeled dual aspect kitchen/diner with matching contemporary hi gloss cream base and eye level units with soft close drawers plus round edged worktops, features include a large larder unit and a wealth of storage options, inset china butler style sink inset into the worktop to accentuate the large sash window behind. ceramic metro tile splashback. sleek integrated dishwasher, fridge/freezer, plumbing for washing machine, space for tumble dryer, range cooker with five ring gas burners plus stainless steel cooker hood over, window to rear and window to side offering a sea view, ceramic tiled flooring, wall mounted gas combination boiler. extensive worktop areas and room for large table and chairs.

**BEDROOM 1**

**4.47m x 3.61m (14'8 x 11'10)**

double bedroom, window to rear.

**BEDROOM 2**

**4.50m x 4.27m (14'9 x 14'0)**

double bedroom, window to front with panoramic views of the coastline.

**BEDROOM 3**

**2.39m x 3.94m (7'10 x 12'11)**

double bedroom, window to rear.

**BATHROOM**

**3.10m 2.79m (10'2 9'2)**

refitted with a stunning four piece stylishly appointed white suite comprising a deep panelled double ended bath with hand shower attachment and waterfall tap, wall mounted vanity wash hand basin - soft close drawers plus matching waterfall tap, tiled and glass double shower cubicle - overhead shower and close coupled wc, tiling to all walls, wall mounted mist free mirror with sensor operated lighting and in-built shaver point plus led clock, velux window to side, built in double shelved cupboard, ceramic tiled flooring

**OUTSIDE**

allocated parking space plus visitors parking and attractive grounds.

**TENURE**

we are informed that the property is held on a 999 year lease from 2014.

**SERVICE CHARGE**

we are informed is £1520 pa

**COUNCIL TAX**

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Comments by - Mr Jeff Hopkins





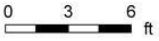
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Bradford PI, Penarth, CRF

3rd Floor Penthouse Interior Area 1299.30 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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JeffreyRoss