

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

PIERHEAD VIEW  
PENARTH MARINA







#### COMMUNAL ENTRANCE

Enter via key pad entry into communal hall allowing access to all apartments via lift and stairwell.

#### HALL

Porcelain tiled flooring, generous airing/cloaks cupboard with hot water cylinder & light.

#### BATHROOM

Newly fitted contemporary white suite comprising a panel double ended bath with over head shower & glass folding screen, vanity wash hand basin and close coupled wc - concealed cistern, porcelain tiling to all walls and floor, heated chrome towel rail, extractor fan, wall mounted mirror with light & Bluetooth.

#### LIVING ROOM

**5.94m max x 3.45m max (19'6" max x 11'4" max)**

Stunning main room with curved vaulted ceiling, porcelain tiled flooring, stairs with oak & glass balustrade lead to the Mezzanine bedroom with storage cupboard beneath, open to the kitchen, to the side floor to ceiling windows and a door allowing access onto the Westerly facing decked balcony overlooking the river, TV point, telephone point.

#### KITCHEN

**2.64m x 2.26m (8'8" x 7'5")**

Newly fitted with an extensive range of contemporary wall and base units with laminate worktop and inset composite sink & drainer with mixer tap, integrated appliances include dishwasher, washing machine plus built in oven, hob & cooker hood, fridge/freezer to remain, porcelain tiled floor, features include LED plinth lighting and soft close doors & drawers.

#### MEZZANINE BEDROOM

**5.74m x 2.13m (18'10" x 7')**

Generous Mezzanine designed bedroom with oak & glass balustrade overlooking the living area, fitted carpet, curved ceiling with Velux roof window.

#### OUTSIDE

Remote control electric gates allow secure access to an allocated under croft parking space.

#### INFORMATION

We believe the property is Leasehold with a 999 year lease from 1st May 2002 therefore with 976 years remaining. There is a Ground Rent charge of £152.82 per annum - paid in 2 installments of £76.41. The service charge is £1,715.99. Council Banding - Band D £2,124.01 (2025-2026)







## PIERHEAD VIEW

PENARTH MARINA, CF64 1SJ -  
£197,500



1 Bedroom(s)

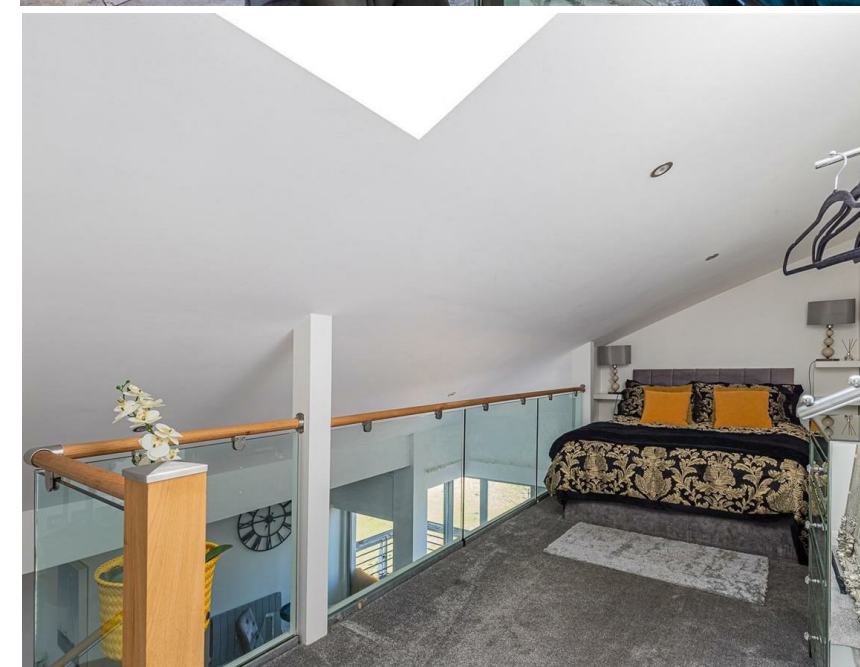


1 Bathroom(s)



527.00 sq ft

Jeffrey Ross are pleased to present For Sale this stunning top (6th) floor apartment within this waterfront iconic building. Over recent years the apartment has been extensively renovated to an incredibly high standard. For sale with immediate occupation and no on-going chain. Beautifully presented. Benefitting from remote control electric gates for secure under croft allocated parking, intercom entry and lift to all floors. Briefly comprising a communal entrance, hall, spacious living room with side windows & door leading onto a Westerly facing balcony overlooking the river, from the living room - oak & glass stairs lead to a large Mezzanine style bedroom with steel/glass balustrade overlooking the main room, newly fitted stylish kitchen - integrated dishwasher, washing machine plus built in oven, hob & cooker hood with fridge/freezer to remain. Finally the newly fitted stunning bathroom with shower completes the accommodation. Further benefitting from double glazing and electric heating. Complimented with porcelain tiled flooring throughout and painted in a crisp white fresh finish. Viewing highly recommended.

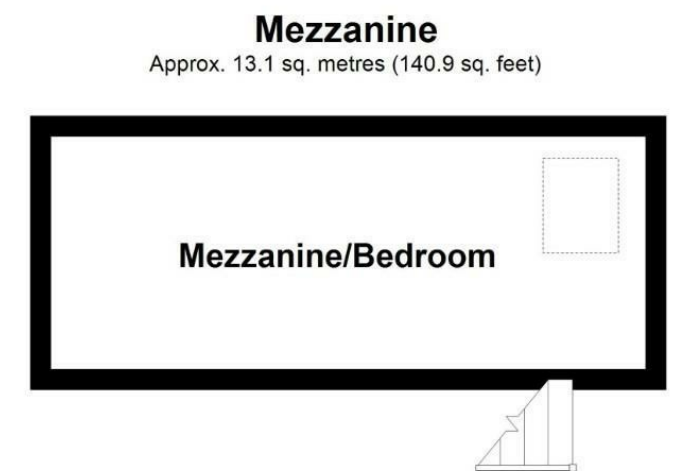
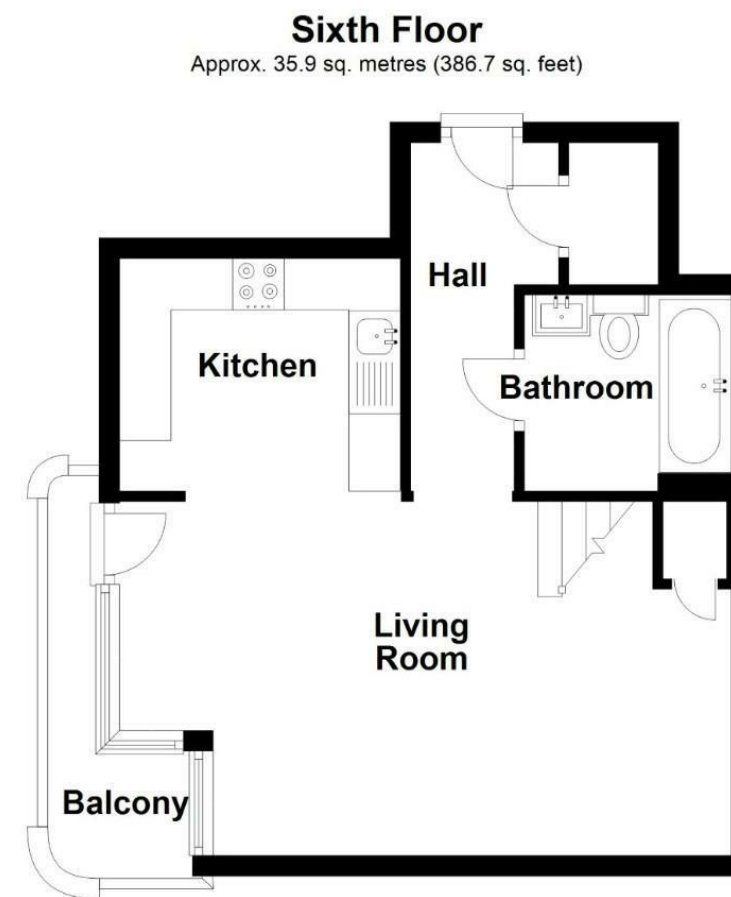


### PROPERTY SPECIALIST

Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator



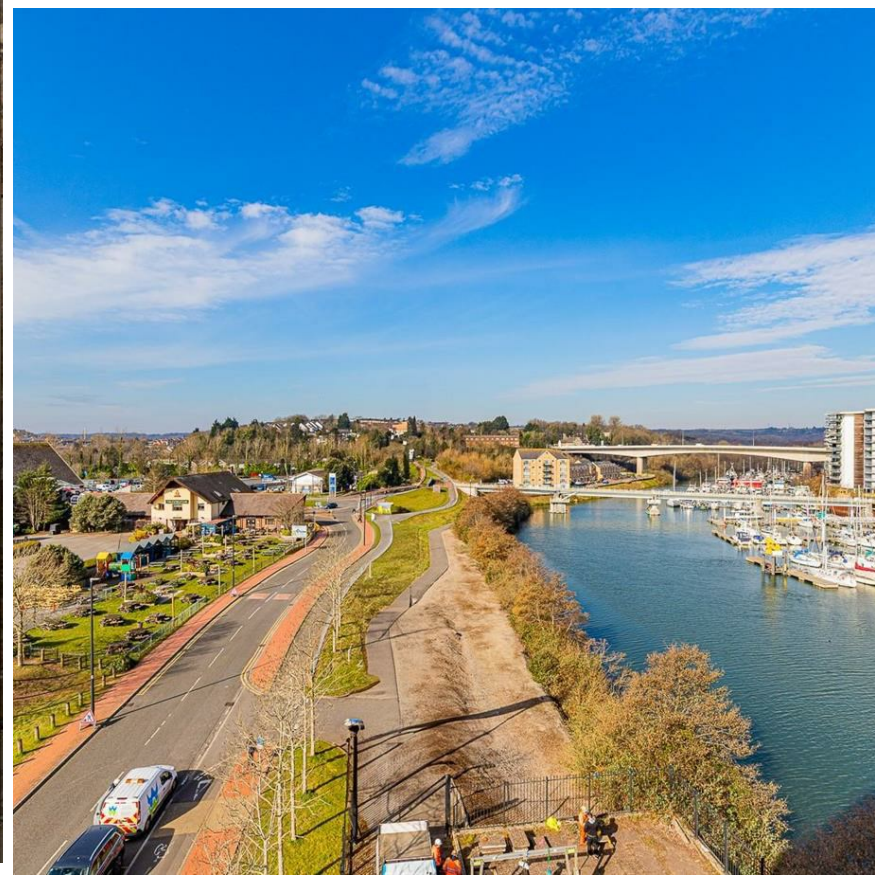




Total area: approx. 49.0 sq. metres (527.5 sq. feet)



Pierhead View, Penarth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>68</b>	<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 