



 **2**
Bedrooms

 **2**
Bathrooms



This property has been built and finished to the highest standards, with every detail thoughtfully considered. Expansive windows fill the rooms with natural light, and sliding doors seamlessly blend the indoors with the outdoors, providing flexible living and entertaining spaces. The carefully selected colours and soft furnishings add warmth, creating a comfortable and inviting sanctuary.

You can enjoy chilled drinks on the balcony terrace or relax on the sofa and watch the sunset.

Location

Sainte Adresse is in the exclusive suburb of Penarth, close to many independent shops, cafés, and restaurants. This offers the lifestyle benefits of a seaside suburb combined with the convenience of city centre living.

There are excellent transport links to Cardiff city centre, the M4, and Cardiff Airport. Regular train and bus services to the capital take just 15 minutes, and Cardiff Bay is a short stroll across the barrage.

- * Furnished
- * Brand new, boutique gated development
- * Excellent location and transport links
- * Bright and spacious interiors
- * Balcony with breath-taking sea views
- * Full-floor master suite
- * Designer kitchen with Neff appliances

* Separate utility room

* Allocated residents parking

* Lift access

* Underfloor heating throughout

2 Bedroom Apartment Number 15, 17 & 19



- 1. Lobby 3. Living 5. Bedroom 2 7. Bedroom 1 En-Suite 9. Balcony
- 2. kitchen 4. Bathroom 6. Bedroom 1 8. Utility Room 10. Lift

Energy performance certificate (EPC)

Apartment 15 La Falaise PS0404TH CF64 1TP	Energy rating B	Valid until 26 October 2033
Certificate number 2030-6026-1272-0391-3624		

Property type: Ground-floor flat
Total floor area: 91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50


