

# 10b Church Road

Penarth, Vale of Glamorgan, CF64 1AE



A spacious and stylish first floor flat in this leafy yet central part of Penarth, very close to the town centre and also within easy reach of the Esplanade, Albert Road school and Belle Vue Park. The property has been completely overhauled to include a new kitchen, bathroom, floor coverings, new boiler and central heating system and complete redecoration. There is a very spacious lounge with dining space, three bedrooms, kitchen, bathroom and additional WC. There is a garden to the front and a garage. Viewing is highly recommended. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

**£375,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

## Accommodation

### **Ground Floor**

Composite front door into a communal entrance hall, with carpeted staircase leading to the first floor and private entrance to the flat.

### **First Floor**

#### **Entrance Hall**

Fitted carpet. Built in cupboard. Original moulded coved ceiling and doors to all rooms. Period style central heating radiator. Door entry phone.

#### **Lounge / Dining Room** *16' 10" into bay x 22' 7" into recess (5.12m into bay x 6.88m into recess)*

A spacious, elegant living room with feature bay window. Fitted carpet. Original moulded coved ceiling, picture rails and skirting boards. Fitted half shutters to the window. New Log burner with wooden surround. Central heating radiator. Power and television points.

#### **Kitchen** *14' 3" x 9' 2" plus doorway (4.35m x 2.8m plus doorway)*

A fitted kitchen with shaker style doors and wooden work surfaces including a breakfast bar. Integrated Neff appliances including an electric oven, four burner gas hob, microwave, extractor hood, fridge freezer, wine fridge and dishwasher. Integrated Hoover washing machine. Twin bowl porcelain sink with mixer tap. Tiled walls. uPVC double glazed window to the side with fitted Venetian blinds. Marble tiled floor. Recessed lights. Vertical central heating radiator.

#### **Bedroom 1** *16' 7" x 14' 4" (5.06m x 4.38m)*

The main, double bedroom with original fireplace with wooden surround and cast iron grate. Original moulded coved ceiling and picture rails. Vertical central heating radiator. Fitted carpet. uPVC double glazed window with fitted Venetian blinds. Power points.

#### **Bedroom 2** *12' 6" x 12' 6" (3.81m x 3.81m)*

Double bedroom with uPVC double glazed window, fitted Venetian blinds, original fireplace, moulded coved ceiling and picture rails, period style central heating radiator and power points.

#### **Bedroom 3** *11' 0" x 9' 6" (3.36m x 2.89m)*

Double bedroom with uPVC double glazed window, fitted Venetian blinds, fitted carpet, period style central heating radiator, power points and original picture rails.

#### **Bathroom** *10' 6" x 9' 6" (3.21m x 2.89m)*

Black and white tiled floor. Suite comprising a freestanding bath with hand shower, walk-in shower with mixer shower, WC and wash hand basin. uPVC double glazed window with fitted Venetian blinds. Recessed lights. Hatch to loft. Vertical central heating radiator.

#### **WC**

Ceramic tiled floor. Suite comprising a WC and wash hand basin. Part wood panelled walls. uPVC double glazed window. Central heating radiator.

## Outside

### **Garden and Garage**

Gardens to the front and side laid to lawn and flowerbeds with mature trees. There is a garage in a near by block with access from Clive Place. Garden storage shed.

### Additional Information

#### Tenure

We have been informed by the vendor that the property is leasehold with a share of the freehold, 999 years from 11th May 2001

#### Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,707.18 for the year 2023/24.

#### Approximate Gross Internal Area

1280 sq ft / 118 sq m.

#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

#### Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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