

# 19 Bron-y-Glyn

Bridgeman Road, Penarth, Vale of Glamorgan, CF64 3AW



An elegant, spacious and very well improved two bedroom first floor flat with stunning water views across the Bristol Channel as well as south facing windows bringing a lot of natural light into the main living / dining / kitchen space. The property is located in the the original part of this sought after gated development and comprises an entrance hall, the living space with kitchen, two double bedrooms, bathroom and an additional room that is currently utility space but could be a home office. Balcony and two parking spaces. EPC: B.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

**£484,995**

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

## **Accommodation**

### **Entrance Hall**

Very attractive acacia / Japanese walnut flooring. Central heating radiator. Built-in cupboard. Under stair storage.

### **Living / Dining Room** *14' 10" into recess x 19' 8" into bay (4.53m into recess x 6m into bay)*

A wonderful, spacious living room open to the kitchen and with dual aspect having two double glazed sash windows to the side (south) and a large bay window to the front overlooking the communal gardens and Bristol Channel. Acacia flooring throughout, continued from the entrance hall. Vertical central heating radiator. Power points and TV point. Open to the kitchen.

### **Kitchen** *17' 2" x 9' 10" (5.22m x 3m)*

Acacia flooring continued from the living room. Fitted kitchen comprising wall units, base units and full height larder cupboards all with white gloss doors and grey silestone work surfaces. Integrated appliances including an electric oven, four zone induction hob, extractor hood, fridge freezer and dishwasher (all Siemens). One and a half bowl countersunk stainless steel sink with drainer. Circular window to the side into the entrance hall. Recessed lights. Vertical central heating radiator. Breakfast bar, part of which has storage below. Power points. Glass splash back.

### **Bedroom 1** *12' 1" into recess x 17' 9" into bay (3.68m into recess x 5.42m into bay)*

Double bedroom with double glazed sash bay window to the front overlooking the Bristol Channel. Central heating radiator. Power points. Fitted carpet. Fitted wall lights.

### **Bedroom 2** *11' 5" into wardrobes plus doorway x 11' 10" (3.48m into wardrobes plus doorway x 3.6m)*

The second double bedroom, once again with views but this time with double glazed doors opening out onto the balcony. Extensive fitted wardrobes with sliding doors. Central heating radiator. Fitted carpet.

### **Bathroom** *7' 10" x 5' 7" (2.4m x 1.69m)*

An elegant wet room with tiled floor and walls. Thermostatically controlled underfloor heating. Suite comprising a walk-in shower, WC with concealed cistern and wash hand basin. Fitted mirror with recessed lights above. Heated towel rail. Extractor fan. Fitted wall cabinet.

### **Utility Room** *5' 7" into cupboards x 9' 9" (1.71m into cupboards x 2.96m)*

A useful and versatile room with extensive fitted storage to one wall, including space and plumbing for a washing machine and dryer. Acacia flooring. Central heating radiator. Recessed lights. Power points. This room could be remodelled as a home office if required.

## **Outside**

### **Balcony** *12' 0" x 4' 10" (3.67m x 1.48m)*

The property benefits from a balcony accessed from the second bedroom, with artificial grass and iron railings. The balcony offers panoramic views over the communal gardens and Bristol Channel.

### **Communal Gardens and Parking**

The property benefits from the use of the very attractively landscaped communal gardens, which overlook the Bristol Channel and offer gated direct access to the Esplanade. This apartment also has two allocated car parking spaces in the gated car park.

## **Additional Information**

### **Tenure**

The property is held on a leasehold basis (CYM559489) with 999 years from May 2012, 986 years remaining. There is also a share in the management company that owns the freehold (CYM18662).

### Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £2,968.32 for the year 2023/24.

### Service Charge

We have been informed by the vendor that the service charge is currently £2,210.36 per annum.

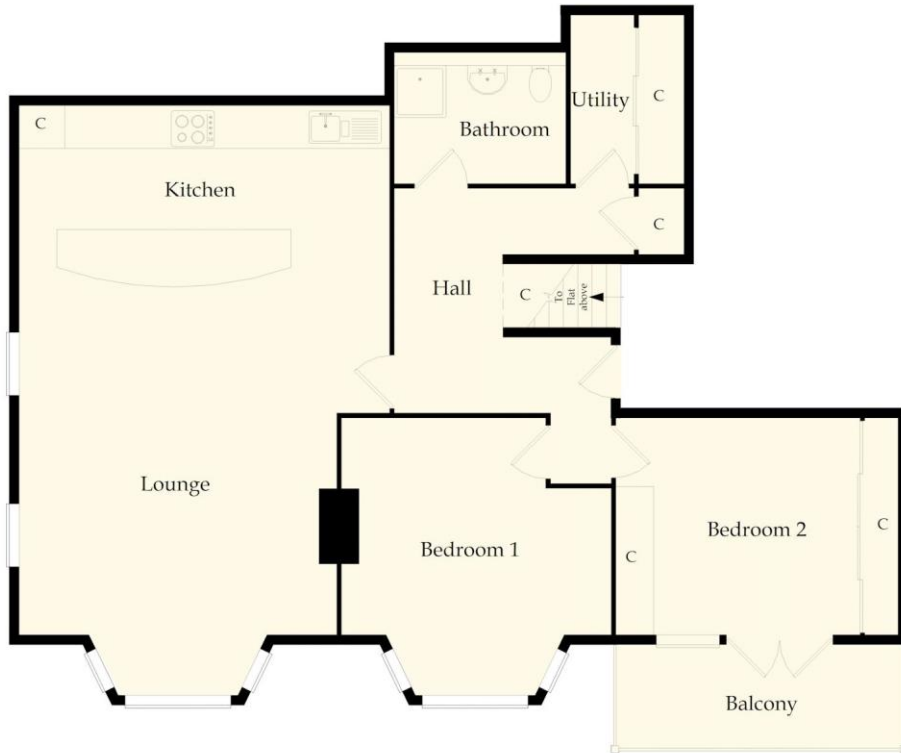
### Approximate Gross Internal Area

882 sq ft / 82 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



This drawing is for illustrative purposes only (not to scale)  
Copyright © 2023 ViewPlan.co.uk (Ref: VP24-SHS-1, Rev: Org)















