

28 The Pinnacle

Trem Elai, Penarth, Vale of Glamorgan, CF64 1TF



A superb penthouse apartment with stunning views across Penarth and Cardiff, including the Bristol Channel. Being sold with no onward chain, this spacious property comprises an open plan living room and kitchen, two double en-suite bedrooms and an additional WC. There is a large balcony to the south side, accessed from the living room and main bedroom. The property further benefits from an allocated parking space in the gated parking area. Viewing is a must. EPC: C.

**David
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£350,000

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Accommodation

Entrance Hall

Fitted doormat and carpet. Central heating radiator. Two large built-in cupboards, one with the gas combination boiler. Door entry phone. Power points. Doors to the living room, both bedrooms and WC.

Living / Dining Room 14' 8" x 14' 4" (4.46m x 4.36m)

A spacious dual aspect living and dining room open to the kitchen. Fitted carpet. Hardwood windows and sliding doors giving superb southerly and westerly views across Penarth and also giving access onto the balcony. Two central heating radiators. Power points. TV point.

Kitchen 17' 7" x 10' 0" (5.35m x 3.04m)

A modern fitted kitchen comprising wall units and base units with cream gloss cabinet doors and wood effect laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, fridge freezer and dishwasher (all Bosch). One and a half bowl stainless steel sink with drainer. Tiled floor. Power points.

Bedroom 1 16' 10" into dressing area x 13' 11" maximum (5.12m into dressing area x 4.25m maximum)

The master bedroom with en-suite bathroom, extensive fitted wardrobes and access onto the balcony. Fitted carpet. Central heating radiator. Two large fitted wardrobes with mirrored sliding doors. Power points and TV point. Hardwood window and door with superb southerly views across Penarth. Door to the en-suite.

En-Suite 7' 2" x 8' 1" into shower (2.19m x 2.46m into shower)

This fully tiled en-suite bathroom comprises a panelled bath with hand shower fitment, shower cubicle with mixer shower, WC and wash hand basin. Heated towel rail. Shaver point. Recessed lights are extractor fan. Hardwood window with obscured glass.

Bedroom 2 10' 1" x 13' 11" (3.08m x 4.24m)

The second double bedroom with en-suite, again with amazing views across Penarth towards the Bristol Channel. Fitted carpet. Central heating radiator. Power points and TV point. Door to the en-suite.

En-Suite 2 5' 10" x 7' 10" into shower (1.77m x 2.38m into shower)

Fully tiled en-suite with shower cubicle, WC and wash hand basin. Heated towel rail. Shaver point. Recessed lights and extractor fan. Hardwood window with obscured glass.

WC 3' 7" x 6' 3" (1.09m x 1.9m)

A very useful additional WC. Tiled floor. WC and wash basin. Recessed lights and extractor fan.

Outside

Balcony

A large south facing balcony with panoramic views taking in Flatholm and Steepholm to one side and Cardiff city centre to the other with Penarth in between. This balcony will get the sun all day and has timber decking and space for chairs and / or a table.

Parking

The property owns one allocated parking space in the gated parking area.

Additional Information

Tenure

The property is held on a leasehold basis (CYM693714) with 125 years to run from 2010 (111 remaining).

Council Tax Band

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

Service Charge

We have been informed that the service charge is currently £3264.68 (including £874.68 to the reserve fund) per annum.

Ground Rent

We have been informed that the ground rent is currently £350 per annum.

Approximate Gross Internal Area

947 sq ft / 88 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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