

# 5 St Donats House

Kymin Road, Penarth, The Vale Of Glamorgan, CF64 1AS



A well presented second and third floor flat with excellent Bristol Channel views and plenty of natural light through south easterly windows. The property comprises an entrance hall, living / dining room with balcony, kitchen and bedroom / study on the second floor along with two double bedrooms and a bathroom above. Located close to the town centre, Penarth Head Park, Belle Vue Park and Albert Road School. Sold with no onward chain and ideal for first time buyers, investors and downsizers alike. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

**£254,500**

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

## Accommodation

### Lower Floor

#### **Entrance Hall**

New wooden glazed panel front door. Tiled floor. Central heating radiator. Built-in cupboard. Glazed doors to the living room and bedroom 3 / study.

#### **Lounge** 12' 5" x 18' 1" (3.78m x 5.51m)

A well sized living room with access to the balcony. Fitted carpet. uPVC double glazed window and door to the balcony and an additional high level window. Power points and TV point. Central heating radiator. Opening through into the kitchen

#### **Kitchen** 6' 6" x 12' 6" (1.98m x 3.82m)

Fitted kitchen comprising base units with laminate work surfaces. Integrated electric oven and four burner gas hob with extractor hood over. Built-in fridge, freezer and washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window to the front with panoramic water views. Open to the living room. Part tiled walls. Cupboard with gas central heating boiler. Power points.

#### **Bedroom 3 / Study** 9' 10" x 8' 2" (3m x 2.5m)

Fitted carpet. Central heating radiator. uPVC double glazed window with water views. Power points.

### Upper Floor

#### **Landing**

New fitted carpet to the stairs and landing. Built-in cupboard with fitted shelving. Doors to the bedrooms 1 and 2 and the bathroom.

#### **Bedroom 1** 12' 5" x 11' 7" (3.78m x 3.54m)

Double bedroom with uPVC double glazed window providing excellent views over the Bristol Channel. Fitted carpet. Built-in bedroom storage furniture including wardrobes, high level cupboards and wash hand basin with mirror. Central heating radiator. Power points. uPVC double glazed window to the side. Further built-in cupboard with fitted shelving.

#### **Bedroom 2** 9' 3" x 12' 7" (2.83m x 3.84m)

The second double bedroom, once again with impressive views, this time along the coast to the south. Fitted carpet. Built-in bedroom furniture comprising wardrobes, cupboards and drawer unit with mirror. Central heating radiator. Power points.

#### **Bathroom** 5' 6" x 5' 11" (1.68m x 1.81m)

New suite comprising a panelled bath with shower and screen, WC and wash hand basin. Tiled walls and vinyl floor. Central heating radiator. High level uPVC double glazed window. Recessed lighting.

### Outside

#### **Balcony**

A balcony with a southerly aspect and water views across the Bristol Channel, located off the lounge.

### Additional Information

#### **Tenure**

We have been informed by the vendor that the property is held on a leasehold basis with 999 years to run from 1 January 2004 (980 remaining).

### Service Charge

We have been informed by the vendor that the current service charge is £824.25 for the half year, therefore £1648.50 per annum.

### Approximate Gross Internal Area

904 sq ft / 84 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan















