

15 Mariners Heights

Penarth, Vale of Glamorgan, CF64 1QJ



A spacious, renovated two bedroom ground floor flat in a popular development equally close to Penarth town centre, Marina and Cardiff Bay Barrage. Ideal for a single person, couple or an investor, the property comprises a living / dining room, kitchen, the two bedrooms and a bathroom. Upgrades from the current owner include the removal of the old Economy 7 storage heaters, replacement of the hot water cylinder, re-skimming of the ceilings, new floor coverings and redecoration throughout. There is allocated parking for two cars, plus visitor spaces within the development. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£179,950

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Accommodation

Entrance Hall

New wood effect laminate flooring and wall panelling to one side. Doors to both bedrooms, bathroom, the living room and two cupboards. Coved ceiling. Power points.

Lounge / Dining Room *10' 10" x 16' 10" into doorway (3.31m x 5.14m into doorway)*

New wood effect laminate flooring continued from the hallway. Coved ceiling. Wooden double glazed bay window to the front with fitted Venetian blinds. Opening to the kitchen. Stove effect electric fire. Power points and TV point.

Kitchen *6' 4" x 9' 11" (1.93m x 3.02m)*

Tiled floor and part tiled walls. New fitted kitchen comprising wall units and base units with cream gloss doors and granite effect work surfaces. Integrated appliances including an electric oven, four zone electric hob and extractor hood. Plumbing for a washing machine and space for a tumble dryer. Space for fridge freezer. Single bowl stainless steel sink with drainer. Wooden double glazed window to the front with fitted Venetian blinds. Coved ceiling. Power points.

Bedroom 1 *8' 9" x 14' 1" (2.66m x 4.3m)*

Dual aspect double bedroom with wooden double glazed windows to the front and side - both with fitted Venetian blinds. New fitted carpet. Coved ceiling. Power points.

Bedroom 2 *6' 6" x 10' 5" into doorway (1.98m x 3.17m into doorway)*

A single bedroom currently well utilised as a dressing room. Herringbone laminate flooring. Electric heater. Wooden double glazed window to the front with fitted Venetian blinds. Power points. Coved ceiling.

Bathroom *6' 3" x 6' 5" (1.91m x 1.95m)*

Suite comprising a panelled bath with electric shower and glass screen, WC and wash hand basin. Fitted cabinet with mirrored doors. Tiled walls. Coved ceiling. Extractor fan.

Outside

The property has two allocated parking spaces within the off road parking area, one of which is located very close to the front door of the building.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a leasehold basis (CYM613080) with 999 years from 1st September 2013 (989 remaining) and with a share in the management company.

Service Charge

We have been informed by the vendor that the current service charge is £1,896 per annum.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

Approximate Gross Internal Area

559 sq ft / 52 sq m.

Utilities

The property is connected to mains electricity and water.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











