

2 Llys yr Eglwys

St Augustines Road, Penarth, Vale of Glamorgan, CF64 1BU



A first floor two bedroom flat being sold with no onward chain, located in an ideal spot for access to Penarth town centre, Marina and the Cardiff Bay Barrage. This property requires some upgrading and is an ideal blank canvas with good views across Cardiff from the living room and kitchen as well as to St Augustines church from the front. Perfect for a wide range of buyers including investors and comprises an entrance hall, living room, kitchen, two bedrooms and the bathroom. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£185,000

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Accommodation

Entrance Hall

Laminate flooring. Wall mounted electric heater. Door entry phone. Built-in cupboard. Doors to both bedrooms, living room and kitchen.

Living Room 15' 8" x 11' 11" (4.78m x 3.64m)

Wood effect laminate floor continued from the hall. uPVC double glazed window with excellent views across Cardiff. Wall mounted electric heater. Power, phone and TV points.

Kitchen 15' 7" to doorway x 8' 11" (4.76m to doorway x 2.72m)

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood and microwave. Plumbing for washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window with views across Cardiff. Part tiled walls. Power points. Wall mounted electric heater.

Bedroom 1 10' 8" x 11' 11" (3.24m x 3.63m)

The larger of the two bedrooms, both of which are at the front of the building and have pleasant views to St Augustines Church. Wood effect laminate floor to match the rest of the flat. Fitted wardrobes. uPVC double glazed window. Power points. Wall mounted electric heater. Phone point.

Bedroom 2 8' 11" x 8' 11" (2.71m x 2.72m)

Wood effect laminate floor. uPVC double glazed window to the front. Wall mounted electric heater. Power points.

Bathroom 6' 9" x 5' 7" (2.05m x 1.71m)

Tiled floor. Suite comprising a panelled bath with hand shower and electric shower, WC and wash hand basin. uPVC double glazed window to the side. Fully tiled walls.

Outside

The property has one allocated parking space.

Additional Information

Tenure

The property is held on a leasehold basis with a share of the freehold. 125 years to run from 25 December 1996 (97 years remaining).

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.

Service Charge

We have been informed by the vendor that the service charge is currently £780 per annum.

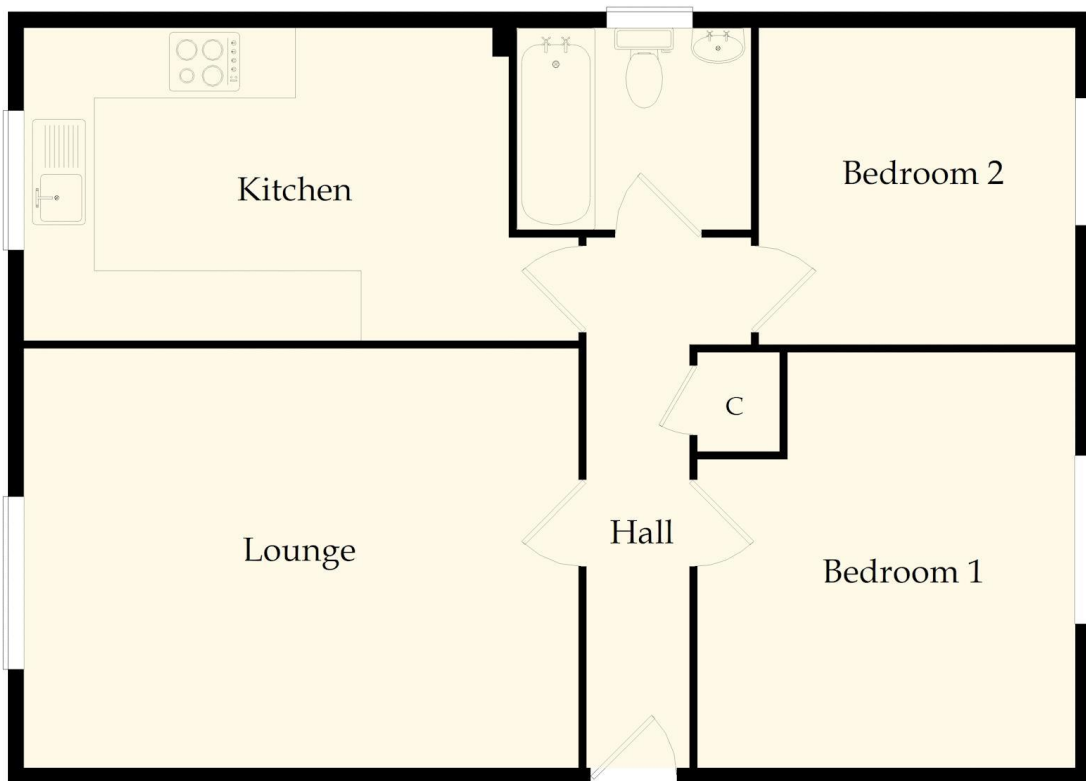
Approximate Gross Internal Area

624 sq ft / 58 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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