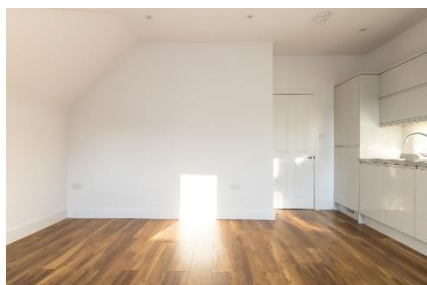


Top Floor Flat, 90a Westbourne Road

Penarth, Vale of Glamorgan, CF64 3HG



A very well-presented, fully renovated one bedroom 2nd (top) floor flat in a converted Victorian semi-detached house on one of Penarth's most prestigious and popular roads, within easy reach of the town centre, Esplanade and numerous other local amenities. Ideal for first time buyers and investors, the property forms part of a very well-maintained development of three flats within the same house and comprises the entrance hall with large built-in cupboard, an open plan living room / kitchen, a double bedroom and bathroom. The property will be held on a 999 year lease, with a share of the freehold. No chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£185,000

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

Accommodation

Hall

Wooden effect laminate flooring. Large built-in cupboard with the hot water cylinder and plumbing for a washing machine (washer / dryer to remain). Doors to the living room, bedroom and bathroom. Power points. Velux window. Recessed light.

Living Room / Kitchen 13' 10" max x 16' 0" (4.22m max x 4.88m)

Wood effect laminate floor continued from the hall. This is an open plan space with living and kitchen areas along with two uPVC double glazed windows to the front. Fitted kitchen comprises wall units and base units with light grey gloss doors and stone effect laminate work surfaces. Integrated appliances including an electric oven, four zone induction hob, microwave, Extractor hood, fridge freezer and dishwasher. One and a half bowl composite sink with drainer. Power points. Recessed lights. Two central heating radiators. TV and phone points.

Bedroom 11' 1" x 13' 2" max (3.39m x 4.02m max)

Double bedroom with uPVC double glazed window to the side and a Velux window. Fitted carpet. Power points. Central heating. Recessed lights. Hatch to the loft space.

Bathroom 6' 3" x 7' 9" (1.91m x 2.35m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Heated towel rail. Recessed lights. Extractor fan. Fitted mirror.

Outside

Front garden area and driveway which are communal, although the property behind has a legal right of way over the driveway.

Additional Information

Tenure

On completion, the property will be held on a leasehold basis, of 999 years from 2024. There will also be a share of the freehold.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,780.48 for the year 2024/25.

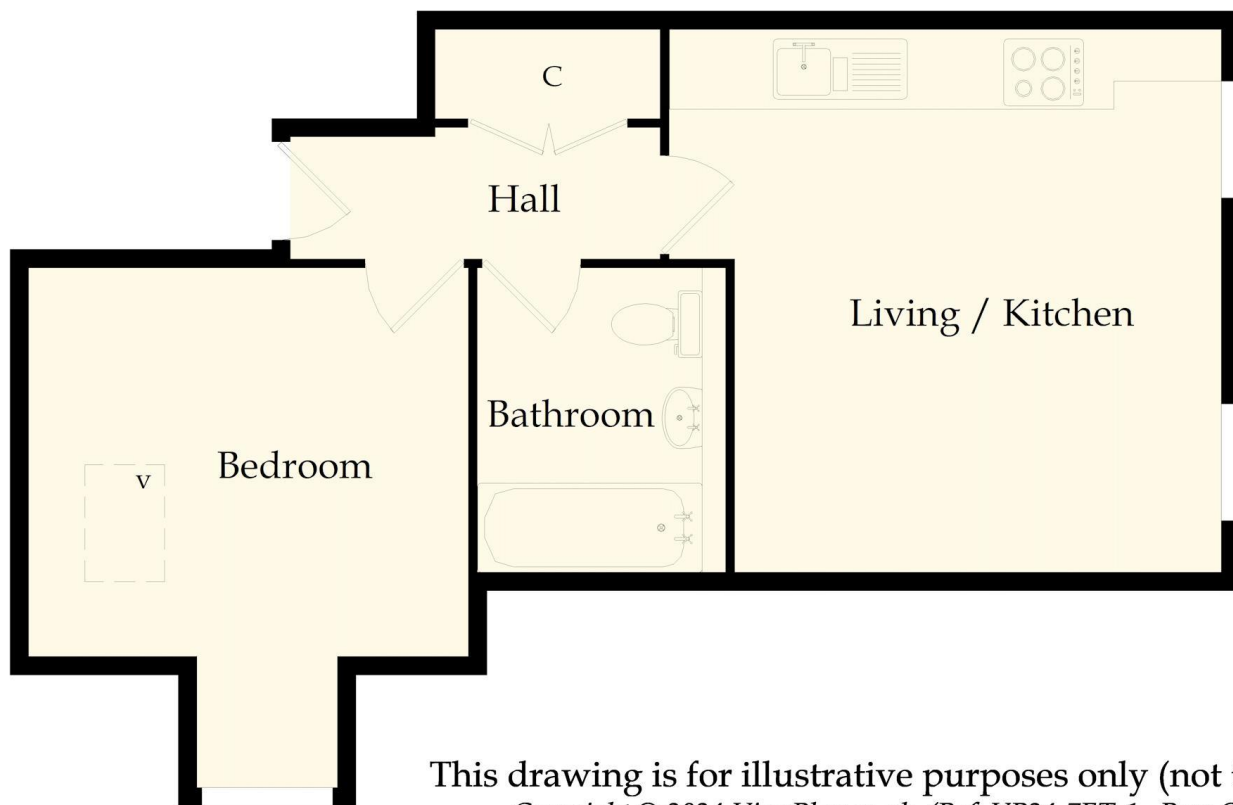
Approximate Gross Internal Area

387 sq ft / 36 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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