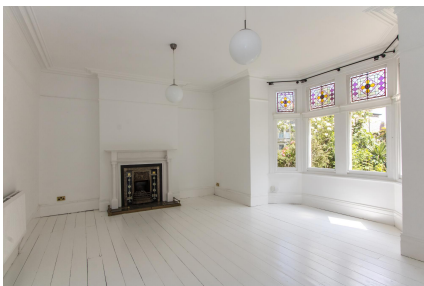


# 49a Stanwell Road

Penarth, The Vale Of Glamorgan, CF64 3LR



A very spacious and characterful ground floor flat that offers truly versatile accommodation in a location that gives easy access to local shops, train station, schools and into the town centre. The accommodation comprises a wide entrance hall, sitting room, two bedrooms, kitchen, dining room, utility, bathroom and shower room. The property benefits from off road parking, rear courtyard garden and the front garden. Sold with no onward chain. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£495,000**

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## Accommodation

### **Entrance Hall**

Wooden front door with window above. Wood effect laminate floor. Dado rails and original cornice, doors and deep skirting boards. Central heating radiator. Doors to the living room, bedrooms and storage room while opening into the dining room at the rear of the property.

### **Living Room / Bedroom 3** *18' 0" into bay x 21' 2" into recess (5.49m into bay x 6.45m into recess)*

A very spacious main living room or potential bedroom with original wooden bay window to the front overlooking the front garden. Painted timber floor. Original picture rails, cornice and deep skirting boards. Period style wooden fire surround with fitted gas fire and tiled hearth and brass rail. Two central heating radiators. Power, phone and TV points.

### **Bedroom 1** *14' 8" into recess x 16' 5" into bay (4.48m into recess x 5.01m into bay)*

A large double bedroom with a very attractive original bay window to the side with stained glass. Original fire surround with cast iron fireplace and tiled hearth. Original cornice, picture rails and deep skirting boards. Fitted carpet. Central heating radiator. Power points. Fitted wardrobes.

### **Bedroom 2** *14' 3" x 11' 11" into recess (4.35m x 3.63m into recess)*

An pleasant second bedroom with original timber flooring, fireplace, cornice and deep skirting boards. Wooden double glazed double doors out into the side return with windows above. Fitted wardrobes. Central heating radiator. Power points.

### **Bathroom** *5' 8" x 7' 7" (1.72m x 2.32m)*

Tiled floor and part tiled walls. Suite comprising a panelled bathroom with hand shower fitment, shower cubicle and mixer shower, a WC and a wash hand basin. Heated towel rail. uPVC double glazed window to the rear. Extractor fan.

### **Shower Room / WC** *5' 5" x 4' 0" (1.66m x 1.22m)*

Tiled floor and part timber clad walls. Shower cubicle with electric shower, and a WC.

### **Dining Room** *10' 5" x 12' 2" (3.17m x 3.71m)*

Accessed from the hallway through a set of timber glazed panel double doors. uPVC triple glazed windows to either side. Chimney breast with wood burning stove and fitted cupboard to the side. Central heating radiator. Power points. Open to the kitchen.

### **Kitchen** *13' 9" max x 12' 1" max (4.2m max x 3.69m max)*

A very attractive, stylish kitchen with tiled floor and windows to two side, door into the garden and three Velux windows bringing in plenty of natural light. Fitted kitchen comprising wall units and base units with shaker style doors, wooden work surfaces and a matching peninsular unit / breakfast bar. Integrated appliances including a double electric oven, four burner gas hob, extractor hood, fridge and dishwasher. Central heating radiator. Recessed lights. Power points. Door to the utility room.

### **Utility Room** *4' 7" x 5' 10" (1.4m x 1.78m)*

Tiled floor. Fitted laminate work surfaces and shelving. Plumbing for washing machine. Wall mounted Baxi gas combination boiler.

## Outside

### **Front**

Private to this ground floor flat, a front garden laid to stone chippings and paved patio. Mature planting throughout. Off road parking for two cars to the side.

### **Rear Garden**

An enclosed rear courtyard style garden laid to stone chippings and with a westerly aspect. Outside lights. This area provides very useful and versatile additional space to the main front garden.

**Additional Information**

**Tenure**

The property is held on a leasehold basis (WA932656) with 999 years from 24 March 1999 (974 years remaining). There is also a 1/3 share of the freehold (WA672377).

**Service Charge**

We have been informed by the vendor that there is no regular service charge, with maintenance and insurance costs for the building split 2/3 to 1/3 with the first / second floor flat - Flat 49a paying 1/3.

**Council Tax Band**

The Council Tax band for this property F, which equates to a charge of £2,893.28 for the year 2024/25.

**Approximate Gross Internal Area**

1388 sq ft / 129 sq m.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75 C
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Floor Plan**

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