

# 6 Lavernock Point Fort Road

Penarth, Vale of Glamorgan, CF64 5XQ



A two bedroom semi-detached holiday, fully renovated and in very good condition throughout. The property is located in a quiet part of the development with lawned areas to all sides. Comprises an open plan living space, kitchen, two bedrooms and bathroom. There is plenty of unallocated car parking, two swimming pools, pub with beer garden and a play area. For holiday use only with the park open from 1st March to 31st December annually. Viewing advised.

**David  
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Your local Estate Agent & Chartered Surveyor

**£35,000**

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## **Accommodation**

### **Living Room** 15' 10" x 10' 1" (4.83m x 3.07m)

New flooring throughout. Large uPVC double glazed window to the front. Power points. Fitted dining table. Open to the kitchen and with doors to the bedrooms and bathroom.

### **Kitchen** 7' 10" x 5' 11" (2.39m x 1.81m)

Fitted wall units and base units with laminate work surfaces. Integrated two zone electric hob and counter level fridge. Single bowl composite sink with drainer. Built-in cupboard with hot water heater. uPVC double glazed window to the rear. Power points.

### **Bedroom 1** 7' 10" x 7' 10" (2.4m x 2.4m)

Flooring to match the living space. uPVC double glazed window to the front with fitted roller blind. Wall mounted electric heater. Two fitted wall lights. Power points.

### **Bedroom 2** 7' 10" x 7' 10" (2.4m x 2.39m)

Flooring match the living space. uPVC double glazed window to the rear with fitted roller blind. Wall mounted electric heater. Two fitted wall lights. Power points.

### **Bathroom** 7' 9" x 5' 6" (2.37m x 1.67m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with electric shower, WC and wash hand basin with storage below. Heated towel rail. Recessed lights. Two uPVC double glazed windows.

## **Outside**

The property benefits from its own lawn space - measuring 6ft to the front and 2 ft to either side.

## **Additional Information**

### **Usage**

Properties at the Marconi Holiday Village, Lavernock Point are solely for holiday use. Anyone wanting to purchase this property MUST own their own home and use that as their main residence. Owners are not able to live in these chalets. The park is open from 1st March to 31st December.

### **Site Fees**

We have been informed by the Marconi Holiday Village that the site fees for 2024/25 are £3,140.50 including VAT which covers site maintenance, ground rent, water rates, insurance, council tax and the electric standing charge.

### **Communal Facilities**

There is unallocated parking throughout the site, 80ft and smaller 12ft outdoor swimming pools with sunbathing areas, pub (the Marconi Inn - with beer garden and barbecue area), childrens playground and laundry.

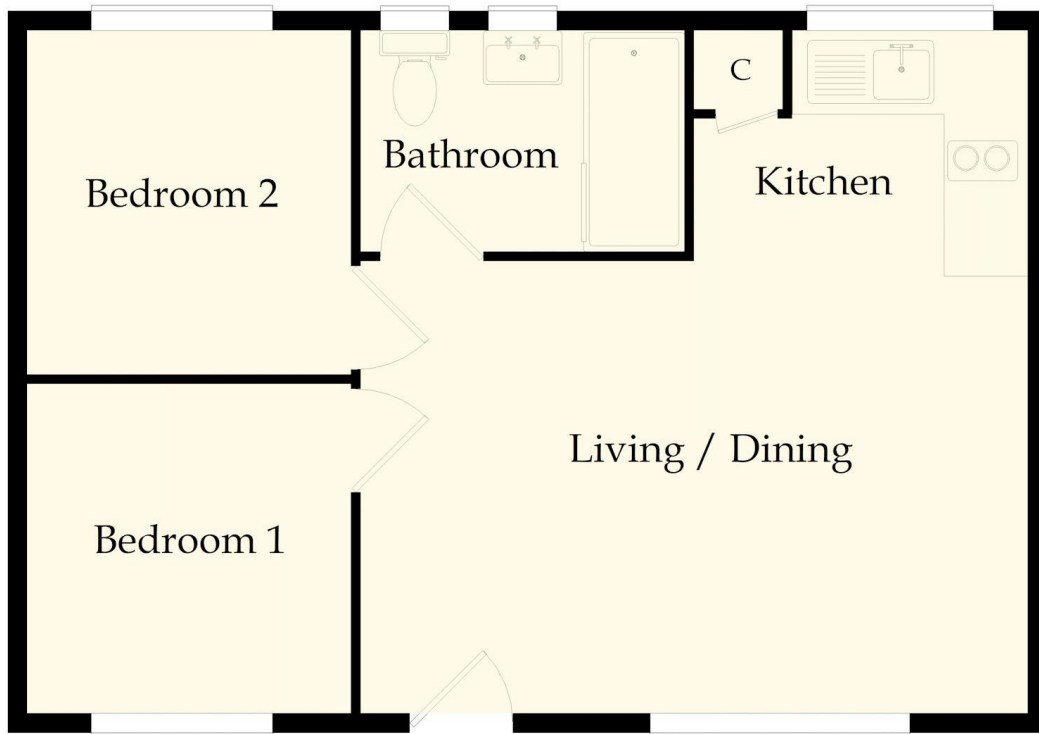
### **Lease Length**

The property is held on a leasehold basis - 56 years from 1981. The lease has 13 years remaining and expires in 2037.

### **Approximate Gross Internal Area**

387 sq ft / 36 sq m

## Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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