

5 Mountjoy Avenue

Penarth, Vale of Glamorgan, CF64 2SX



A spacious, renovated ground floor two bedroom flat with garden and garage, located conveniently for access to the shops of Conerswell Road and Penarth town centre. Sold with no onward chain, the property comprises an entrance hall, living room open to the kitchen, two bedrooms and the bathroom. There are gardens to the side and rear while the garage also has an off road parking space in front. An ideal flat, with a number of extras, for a wide range of buyers. Long lease and a share of the freehold. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£295,000

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Accommodation

Ground Floor

Porch

Tiled floor. Composite front door and uPVC double glazed. Electric light.

Entrance Hall

Luxury vinyl flooring that runs through the whole flat. Central heating radiator. Built-in cupboard. Doors to both bedrooms, the living room and bathroom.

Living Room *12' 0" x 10' 10" into recess (3.66m x 3.3m into recess)*

Luxury vinyl floor continued from the hall. uPVC double glazed window to the rear and open to the kitchen. Central heating radiator. Power points and TV point.

Kitchen *8' 2" x 8' 4" (2.49m x 2.55m)*

A modern fitted kitchen comprising wall units and base units with white and dark grey handleless doors and wood effect laminate work surfaces. Integrated appliances including an electric oven, five burner gas hob, extractor hood, fridge freezer, dishwasher and washing machine. Single bowl stainless steel sink. Cupboard with gas combination boiler. uPVC double glazed window overlooking the garden. Recessed lights.

Bedroom 1 *13' 1" into bay x 14' 6" (4m into bay x 4.41m)*

Double bedroom with feature uPVC double glazed bay window to the front. Electric fire. Extensive fitted wardrobes. Luxury vinyl floor. Power, TV and phone points. Central heating radiator.

Bedroom 2 *11' 4" x 6' 10" (3.45m x 2.08m)*

Luxury vinyl flooring. uPVC double glazed window. Power points. Central heating radiator.

Bathroom *8' 0" x 5' 5" (2.43m x 1.64m)*

Vinyl floor. Suite comprising a walk-in shower with electric shower, WC and wash hand basin. uPVC double glazed window. Tiled walls. Central heating radiator. Extractor fan.

Outside

Garden

The property benefits from a well-proportioned, garden laid to block paving and lawn. There are mature borders and planting beds.

Garage *9' 2" x 18' 0" (2.79m x 5.49m)*

Single garage with new up and over door. There is one parking space to the front of the garage.

Additional Information

Tenure

The property is held on a leasehold basis (CYM489728) with 999 years from 24th June 1980 (955 years remaining) and with a share of the freehold.

Service Charge and Ground Rent

We have been informed by the vendor that there is no ground rent or service charge payable.

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.

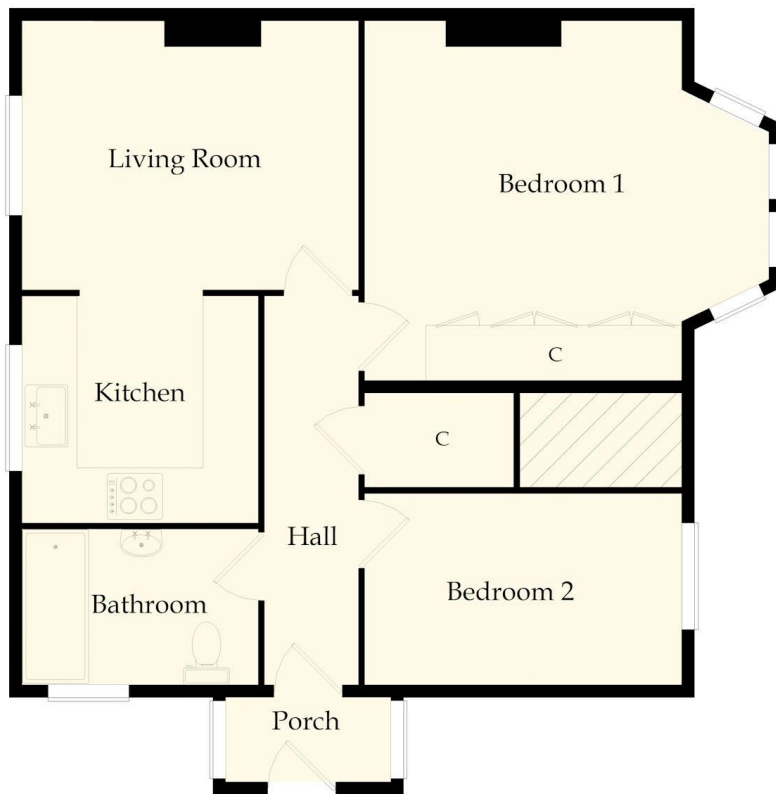
Approximate Gross Internal Area

613 sq ft / 57 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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