

4 Glynne Tower

Bridgeman Road, Penarth, Vale of Glamorgan, CF64 3AW



A very spacious three bedroom flat located on the ground floor of this prestigious Penarth development with impressive views across the Bristol Channel, off road parking and a double garage. The property comprises a large central entrance hall, open plan living / dining room, kitchen, three bedrooms and two bathrooms. There is a balcony accessed from the kitchen and living room while the garage is conveniently located in the gated parking area, close to the front door of the building. The development benefits from having very well cared for communal gardens and indoor swimming pool with spa. There is gated access to Windsor Gardens from the communal grounds. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£850,000

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Accommodation

Entrance Hall

Fitted carpet. Large built-in coat cupboard and two additional cupboards with fitted shelving. Coved ceiling. Two fitted wall lights. Power points and phone points. Doors to all bedrooms, the bathroom and kitchen along with double glazed panel doors into the living and dining room. Central heating radiator.

Dining Room 11' 6" maximum x 16' 4" (3.5m maximum x 4.97m)

Fitted carpet. uPVC double glazed window to the rear with views over the Channel. Central heating radiator. Coved ceiling. Power points. Open to the sitting room.

Sitting Room 16' 8" max x 16' 8" max (5.08m max x 5.08m max)

An octagonal sitting room with uPVC double glazed windows that give panoramic views over the communal gardens and Bristol Channel. Fitted carpet. Fitted gas fire with granite hearth. Coved ceiling. Central heating radiator. Four fitted wall lights. Power points and TV point.

Kitchen 11' 11" max x 16' 3" max (3.62m max x 4.96m max)

Oak effect laminate flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces and white doors. Integrated appliances including an electric oven and grill, four zone electric hob, extractor hood, fridge freezer, dishwasher and washing machine. Central heating radiator. Part tiled walls. uPVC double glazed windows and door onto the balcony. Coved ceiling. Power points.

Bedroom 1 11' 7" x 18' 0" (3.54m x 5.48m)

Double bedroom with dressing room and en-suite. Fitted carpet throughout. uPVC double glazed window to the rear. Fitted bedroom storage including wardrobes and overhead cupboards. Central heating radiator. Coved ceiling. Power points and TV point.

Dressing Room 7' 10" plus wardrobes x 6' 3" (2.39m plus wardrobes x 1.9m)

Open from the bedroom and with access into the en-suite. Fitted carpet. Central heating radiator. Coved ceiling.

En-Suite 11' 2" max x 7' 7" max (3.41m max x 2.32m max)

Tiled floor and part tiled walls. Suite comprising a walk-in shower, WC, bidet and wash hand basin. Heated towel rail. Coved ceiling. Extractor fan. Shaver point.

Bedroom 2 11' 7" x 11' 11" (3.54m x 3.62m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Fitted wardrobes. Coved ceiling. Power points. Central heating radiator.

Bedroom 3 11' 8" x 8' 6" (3.55m x 2.59m)

A single bedroom, ideal as and currently used as a home office. Fitted carpet. uPVC double glazed window to the side with Channel views. Coved ceiling. Power points. Central heating radiator.

Bathroom 8' 3" x 5' 10" (2.51m x 1.78m)

Vinyl tiled floor. Suite comprising a panelled bath with mixer shower and folding glass screen, WC and wash hand basin with storage below. Part tiled walls. Coved ceiling. Shaver point. Extractor fan. Two fitted wall lights.

Outside

Balcony 26' 8" max x 5' 4" min (8.14m max x 1.62m min)

A spacious balcony with impressive panoramic views across the communal gardens and Bristol Channel. Space for dining and sitting furniture. Outside lights.

Garage 15' 5" x 18' 11" (4.69m x 5.77m)

Double garage with electric up and over door. Electric light and power points. Fitted shelving. Partially boarded loft area with potential for more.

Communal Facilities

Garden

The property has an extensive parking area to the front, gated, which gives access to the garages that belong to each apartment. There are also very attractively landscaped, mature gardens to the rear that benefit from views over Windsor Gardens and the Bristol Channel.

Swimming Pool

There is an enclosed indoor heated swimming pool on the lower ground floor. Access from the lift, stairs or through double glazed doors from the garden. There are changing rooms, shower room, steam room, toilet and laundry facilities.

Additional Information

Tenure

The vendor that the property is Leasehold, 999 years from 1st January 1993. The vendor has a share of the Freehold, with the other owners who form Glynne Tower (Penarth) Ltd Managing Company.

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4,006.08 for the year 2024/25.

Service Charge

The service charge has been confirmed as £5,491.05 per annum, payable quarterly (£1372.76 per quarter).

Ground Rent

There is no ground rent to pay due to the property owners in Glynne Tower owning a share of the freehold.

Approximate Gross Internal Area

1463 sq ft / 136 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage services.

Energy Performance Certificate

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

Floor Plan

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