

# 6 Glynne Tower

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



A second floor, three bedroom apartment with outstanding sea views and two balconies, forming part of this prestigious modern development overlook the park and the Bristol Channel as well as being only a short walk from the town centre and Esplanade. Comprises a generous entrance hall, open plan living and dining space, kitchen with dining space, three bedrooms including a master with dressing room and en-suite and a further bathroom. The property has the sea fronting balcony as well as sizeable additional side balcony which also has sea views as well as a southerly aspect. The property has its own double garage - the largest on the development, off road parking and use of the attractively landscaped communal gardens and indoor pool. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£850,000**

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## Accommodation

### **Entrance Hall**

Fitted carpet. Coved ceiling. Three built-in cupboards. Doors to the living / dining room, bedrooms, bathroom and open to the kitchen. Power points and phone point. Central heating radiator with cover. Doors entry phone.

### **Dining Room** 16' 3" x 14' 6" (4.96m x 4.43m)

Part of an open plan living and dining room with spectacular views across the Bristol Channel, this space has a fitted carpet, coved ceiling, power points, central heating radiator with cover and a uPVC double glazed window. It is adjacent to the kitchen and open to the living space.

### **Living Room** 16' 10" x 17' 0" (5.13m x 5.18m)

A fantastic sitting room with wide ranging sea views. uPVC double glazed windows to the rear and doors onto the rear and side balconies. Feature stone fireplace with fitted gas fire. Coved ceiling. Two central heating radiators, both with covers. Power points, phone point and TV point.

### **Kitchen** 17' 3" x 11' 10" (5.25m x 3.6m)

A kitchen with dining space and as with the main living room, wonderful water views across the Bristol Channel to the North Somerset coast. Laminate floor. Fitted kitchen comprising wall units and base units with granite work surfaces. Integrated appliances including a Bosch electric oven, microwave and dishwasher, Gaggenau four zone electric hob, Siematic extractor hood and a Blomberg fridge freezer. Plumbing for washing machine. One and a half bowl countersunk stainless steel sink with drainer. Spotlights. Coved ceiling. uPVC double glazed window and door out onto the balcony. Dining table and fixed seating. Power points. Part tiled walls. Cupboard with gas combination boiler.

### **Bedroom 1** 24' 0" x 11' 9" (7.31m x 3.58m)

This is a very large double bedroom with dressing room and en-suite. uPVC double glazed windows to the front and side. Extensive fitted storage including wardrobes, overhead cupboards, bedside tables and drawer units. Fitted carpet throughout. Coved ceiling. Central heating radiator. Power points. Door into the en-suite.

### **En-Suite**

Laminate flooring. uPVC double glazed window to the side. Suite comprising a shower cubicle with mixer shower, twin wash hand basins with storage drawers below and a WC. Two fitted mirrors. Tiled walls. Heated towel rail. Coved ceiling.

### **Bedroom 2** 11' 10" x 11' 8" (3.6m x 3.55m)

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

### **Bedroom 3** 8' 8" x 11' 7" (2.65m x 3.52m)

Currently used as a study and ideal for that purpose, this room has an attractive uPVC double glazed bay window to the side with water views. Fitted office furniture including cupboards, book shelves and a desk. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

### **Bathroom** 5' 9" x 8' 2" (1.76m x 2.48m)

Laminate flooring. Suite comprising a panelled bath and a vanity unit with wash hand basin and WC. Fitted cabinet with mirrored doors. Tiled walls. Heated towel rail. Coved ceiling. Extractor fan. uPVC double glazed window to the side.

## Outside

### **Side Balcony** 16' 7" x 18' 1" (5.05m x 5.51m)

This is the larger of the two balconies, located to the side of the building and accessed from the lounge. Views of the Bristol Channel and a southerly aspect. Plenty of space for outdoor furniture including a dining table and chairs. Paved floor. Outside lights.

### Rear Balcony 26' 8" x 5' 4" (8.14m x 1.62m)

A sizeable rear balcony with direct views across the Bristol Channel, taking in the Pier along with Flat Holm, Steep Holm and the Severn bridges on a clear day. Outside lights.

### Garage

The property benefits from its own double garage, with electric up and over door, loft style storage, electric light and power points.

### 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 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 Facilities

### Tenure

The property is leasehold, with 999 years to run 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
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floor Plan



















