

# 18 Penarth House

Stanwell Road, Penarth, Vale of Glamorgan, CF64 2EY



A fully renovated one bedroom ground floor retirement flat in a central Penarth development, close to the train station and bus stop, shops, bars and cafes. The property is in excellent condition throughout and comprises the hall, living / dining space open to the kitchen, the bedroom and the bathroom. The recent improvement works include re-decoration throughout, new heaters, kitchen, bathroom and floor coverings. The development benefits from a communal lounge and laundry, two outside seating areas and un-allocated parking. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£112,500**

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## **Accommodation**

### **Hall**

Fitted carpet. New electric radiator. Power points. Doors to the bathroom, living room and bedroom. Built-in cupboard with hot water cylinder and fitted shelving.

### **Bathroom 6' 4" x 9' 9" (1.93m x 2.96m)**

Vinyl flooring. Suite comprising a bath with mixer shower, WC and sink. Double glazed window. Part tiled walls. Electric radiator.

### **Living / Dining Room 16' 0" x 8' 4" (4.87m x 2.54m)**

An open plan space, with the kitchen and a large double glazed bay window to the front of the building. Fitted carpet. New electric radiator. Power points and TV point. Coved ceiling. Space for a dining table and chairs as well as lounge furniture.

### **Kitchen 7' 5" x 9' 5" (2.27m x 2.88m)**

A new fitted kitchen with laminate floor. The kitchen comprises of base units with gloss doors and light marble effect laminate work surfaces. Integrated two zone electric hob, electric oven, microwave and extractor hood. Space for a fridge freezer. Single bowl composite sink with drainer. Part tiled walls. Power points.

### **Bedroom 10' 0" x 13' 3" (3.04m x 4.05m)**

Double bedroom with double glazed window to the front. Fitted carpet. New electric radiator. Coved ceiling. Power points.

## **Communal Facilities**

The development benefits from a communal lounge, two external sitting areas and a car park to the rear, accessed from Victoria Road which has unallocated spaces.

## **Additional Information**

### **Tenure**

The property is held on a leasehold basis with (CYM150013) with 125 years to run from 2 August 2003 (103 remaining).

### **Service Charge**

£341.39 per month

### **Council Tax**

The Council Tax band for this property is C, which equates to a charge of £1888.01 for 2025/26 before deductions.

### **Approximate Gross Internal Area**

515 sq ft / 47.8 sq m.

### **Utilities**

The property is connected to mains electricity, water and sewerage services and has electric heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



















