

1 St Donats House, Kymin Road

Penarth, Vale of Glamorgan, CF64 1AS



A two bedroom ground floor flat, located on a quiet road very close to Penarth town centre, opening onto the communal gardens and with its own garage and storage shed. The living accommodation comprises the hall, living / dining room, kitchen, two double bedrooms and a recently upgraded shower room. The flat is being sold with no onward chain and is ideal for first time buyers, downsizers and investors alike. Viewing is advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£250,000

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Accommodation

Hallway 4' 8" x 5' 0" (1.42m x 1.52m)

Wooden front door. Fitted carpet. Built-in cupboard. Doors to the living room and kitchen. Internal window to the living room. Coved ceiling.

Kitchen 9' 0" x 8' 9" (2.74m x 2.66m)

Tiled floor and part tiled walls. Large uPVC double glazed window to the rear with fitted roller blind. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. One and a half bowl stainless steel sink with drainer. Wall mounted Worcester combi-boiler. Power points.

Living / Dining Room 12' 4" max x 21' 9" max (3.76m max x 6.63m max)

A large living room with dining space and uPVC double glazed windows and door to the front - all with new fitted vertical blinds. Fitted carpet. Central heating radiator. Power points and TV point. Coved ceiling.

Bedroom 1 12' 6" x 14' 3" into doorway (3.8m x 4.35m into doorway)

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

Bedroom 2 12' 6" x 10' 7" (3.8m x 3.22m)

Double bedroom with uPVC double glazed window, fitted carpet, central heating radiator and power points.

Bathroom 8' 2" x 4' 7" (2.49m x 1.4m)

A recently fitted bathroom with suite comprising a shower cubicle with twin head mixer shower, a WC and a sink with storage below. Heated towel rail. uPVC double glazed window. Extractor fan. Fitted mirror with light.

Outside

The property opens directly onto the communal garden from the main living room, on the southerly side of the building.

Garage and Shed

The property benefits from having both a garage and a storage shed which are located in the block accessed from the car park.

Additional Information

Tenure

The property is leasehold (CYM197993) with 999 years to run from 1st January 2004 (978 remaining) and has a share of the freehold (WA172812).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Service Charge and Ground Rent

We have been informed that the service charge is approximately £1600 per annum, paid in installments every six months. There is no ground rent.

Approximate Gross Internal Area

743 sq ft / 69.0 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











