

# 11 Heol Tre Forys

Penarth, Vale of Glamorgan, CF64 3RE



A well-presented and re-decorated two bedroom ground floor flat, sold with no onward chain and ideal for first time buyers, downsizers and investors alike. The property comprises a hallway with built-in cupboard, open plan living / dining space, kitchen, the two bedrooms and a bathroom. There is one allocated parking space and the location is very convenient for access to the local bus route, Cosmeston Lakes, a number of sports facilities and schools. The living room opens out onto a patio area and the communal grounds. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£195,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Hall**

Laminate floor. Built-in cupboard. Wall mounted electric heater. Power points. Door entry phone.

### **Living / Dining Room** *15' 9" max x 19' 3" max (4.81m max x 5.87m max)*

A spacious dual aspect living and dining room with uPVC double glazed window to the rear and doors to the front that open out onto the patio area and the communal garden. Laminate floor. Wall mounted electric heater. Power points and TV point. Door to the kitchen.

### **Kitchen** *8' 4" x 8' 0" (2.55m x 2.45m)*

Fitted kitchen comprising wall units and base units with black granite effect laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood and fridge. Plumbing for washing machine. Single bowl stainless steel sink with drainer. Part tiled walls. uPVC double glazed window. Power points. Wall mounted electric fan heater.

### **Bedroom 1** *15' 11" max x 9' 0" max (4.85m max x 2.75m max)*

Double bedroom with uPVC double glazed window and extensive fitted wardrobes. Laminate flooring. Power points and TV point. Wall mounted electric heater.

### **Bedroom 2** *9' 10" max x 7' 3" max (3m max x 2.2m max)*

Laminate floor. Two uPVC double glazed windows. Wall mounted electric heater. Power points.

### **Bathroom** *6' 10" x 6' 3" (2.08m x 1.9m)*

Suite comprising a panelled bath with electric shower and glass screen, WC and wash hand basin. Part tiled walls. uPVC double glazed window. Shaver point. Extractor fan.

## **Additional Information**

### **Tenure**

We have been informed by the vendor that the property is leasehold, with 999 years from 1 June 2003 (977 years remaining).

### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £2,124.01 for the year 2025/26.

### **Service Charge**

We have been informed by the vendor that the service charge is approximately £3000 per annum.

### **Ground Rent**

We have been informed by the vendor that the ground rent is currently £300 per annum.

### **Approximate Gross Internal Area**

552 sq ft / 51.3 sq m

### **Utilities**

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

Energy Performance Certificate

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

Floor Plan

















