

13 Penarth House, Stanwell Road

Penarth, Vale of Glamorgan, CF64 2EY



A first floor, two bedroom retirement flat in this popular, central Penarth development close to bus stop, train station and the town centre. The property is located on the front of the building with windows overlooking Stanwell Road, and has accommodation that comprises the hall, living room, kitchen, both bedrooms and the bathroom. Penarth House has two communal outside spaces, the communal lounge, guest suite and unallocated parking. Sold with no onward chain. EPC: B.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£120,000

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Accommodation

Hall

Fitted carpet. Wall mounted electric heater. Door entry phone. Power point. Airing cupboard which houses the hot water cylinder.

Living Room 10' 0" x 12' 11" plus bay (3.05m x 3.93m plus bay)

A living room which is partly open plan to the kitchen, and has a large double glazed bay window to the front that overlooks Stanwell Road, with Venetian blind. Fitted carpet. Wall mounted electric heater. Power, TV and phone points. Coved ceiling.

Kitchen 9' 11" x 7' 11" (3.01m x 2.41m)

Fitted kitchen comprising a mixture of wall units and base units with laminate work surfaces. Integrated appliances including a Bosch eye-level oven and four zone electric hob with extractor hood above. Plumbing for washing machine. Recess for fridge freezer Single bowl stainless steel sink with drainer. Double glazed window to the side. Power points. Part tiled walls.

Bedroom 1 13' 7" max x 9' 5" max (4.15m max x 2.88m max)

A well sized double bedroom with double glazed window to the rear of the front, and a range of fitted bedroom furniture including wardrobes, bed side tables, low level cupboards and overhead cupboards - all with a double bed recess. Fitted carpet. Wall mounted electric heater. Coved ceiling. Power and phone points.

Bedroom 2 5' 10" x 9' 11" (1.79m x 3.01m)

A single bedroom, ideal as a study, small TV snug or for storage. Fitted carpet. Double glazed window to the front. Wall mounted electric heater. Power points.

Bathroom 8' 4" x 6' 5" (2.53m x 1.95m)

Suite comprising a panelled bath with shower, a WC and a sink. Vinyl floor and part tiled walls. Extractor fan. Built-in cupboards with hanging space and shelving.

Communal Facilities

The property benefits from a lift to all floors as well as a communal lounge. Each flat can have Sky TV subject to an individual subscription. There is a laundry room adjacent to the communal lounge. Finally, Penarth House has a single occupancy en suite guest room, available to book on request, for a small fee.

Outside

To the rear of the building are two communal garden areas, one accessed from the car park, and the other adjacent to the communal lounge and rear access to the building. There is also a parking area (unallocated) to the rear onto the lane.

Additional Information

Tenure

The property is leasehold (CYM71480) with 125 years from the 28th March 2002 (101 years remaining).

Service Charge

We are informed that the service charge is £319.14 per month from April 2025 / 2026 (£3,829.68 annually). This charge includes window and communal area cleaning, lift maintenance, gardening and communal area decoration, alarm system servicing, buildings insurance, part-time maintenance worker and offsite housing manager, communal area electricity and all water rates. A proportion of the service charge is also dedicated to a contingency fund, used for larger works in the building.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,888.01 for the year 2025/2026.

Approximate Gross Internal Area
538 sq ft / 50 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	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











