

15b Victoria Square

Penarth, Vale of Glamorgan, CF64 3EJ



A fully renovated first floor, two bedroom flat in an attractive period property located overlooking the church grounds on Victoria Square, close to Penarth town centre and within easy reach of many other local amenities. The property has an off road parking space and comprises a hallway, large living room, kitchen with dining space, two bedrooms and a bathroom. Ideal for first time buyers, downsizers and investors, the renovation work has included comprehensive re-wiring, new radiators, new kitchen and bathroom, new windows, sound-proofing, some re-plastering a full re-decoration throughout. Sold with no chain. Viewing advised. EPC: TBC.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£300,000

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Accommodation

Hall

A spacious hallway over two levels. New fitted carpet. Power points. Doors to the kitchen and bathroom on the lower level along with the main bedroom and living room on the upper level. Original skirting boards.

Living Room *16' 8" into recess x 18' 10" into bay (5.08m into recess x 5.75m into bay)*

A fantastic main living room with new uPVC double glazed sash bay window to the front that overlooks Victoria Square. Central heating radiator. New fitted carpet. Four fitted wall lights. Built-in cupboard. New fitted blinds to the windows.

Kitchen *12' 10" x 17' 8" (3.91m x 5.38m)*

A well-proportioned kitchen with dining space and a new large uPVC double glazed window to the rear with fitted vertical blinds. Luxury vinyl flooring throughout. Fitted kitchen comprising wall units, tall larder cupboards and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, fridge freezer, dishwasher and washing machine. One and a half bowl stainless steel sink with drainer. Cupboard with gas combination boiler, central heating radiator and fitted shelving - which can act as an airing cupboard. Recessed lights. Power points. Central heating radiator.

Bedroom 1 *13' 2" into recess x 15' 0" into recess (4.01m into recess x 4.58m into recess)*

Double bedroom with new fitted carpet and new uPVC double glazed window to the rear, with new fitted blinds. Power points. Central heating radiator.

Bedroom 2 *5' 10" x 14' 0" into cupboards (1.79m x 4.27m into cupboards)*

A front facing single bedroom, ideal as a home office, with fitted wardrobe and cupboard to one wall along with a new uPVC double glazed sash window to the front overlooking the square. Central heating radiator. New fitted carpet. Power points. New fitted blinds to the window.

Bathroom *6' 2" max x 11' 6" max (1.88m max x 3.51m max)*

Luxury vinyl flooring to match the kitchen. Suite comprising a shower cubicle with twin head mixer shower, WC and wash hand basin with storage below. Heated towel rail. Two new uPVC double glazed windows to the side with opaque glass. Recessed lights. Extractor fan.

Outside

The property benefits from a cleared, tidy frontage recently re-laid to stone resin. There is also a parking area to the rear, onto the lane, and this flat has one parking space there.

Additional Information

Tenure

The property is leasehold (WA604840) with 125 years to run from 25 March 1986 (85 years remaining) and a share of the freehold (WA159143).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2524.77 for 2025/26.

Approximate Gross Internal Area

979 sq ft / 91.0 sq m.

Utilities

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

Service Charge and Ground Rent

There are no service charge or ground rent payments. Maintenance of the building is split 3-ways when required.

Energy Performance Certificate

Floor Plan











