2 Balmoral Quays

Penarth, Vale of Glamorgan, CF64 3NS

An impressive period house in this development of an iconic Penarth landmark building - the Grade II listed Victorian swimming baths - located on the seafront. With large windows overlooking the Pier Pavillion, the property offers a superb open plan living space, well appointed kitchen and a cloakroom on the ground floor as well as three bedrooms and two bathrooms below. There are two gated undercroft parking spaces and two levels of enclosed garden to the front. No onward chain. Viewing is highly recommended. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£795,000

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Accommodation

Ground Floor

Entrance Hall
An impressive vestibule style entrance hall with black and white tiled floor and wooden front doors. High ceiling into the original tower, with seven windows. Central heating radiator. Glass door and window to the living space.

Living Space
An impressive living space with vaulted painted timber ceiling and three large windows giving views of the Pier Pavillion and Bristol Channel. Fitted carpet. Three central heating radiators. Picture rails. Open to the kitchen and the side entrance lobby. Stairs to the lower floor. Power and TV points.

Kitchen
Fully fitted kitchen with a range of wall units, base units and tall larder cupboards, black granite work surfaces and a matching central island. Integrated Smeg appliances comprising an electric oven, grill, microwave, five burner gas hob, extractor hood and dishwasher. Integrated wine chiller. Plumbing for washing machine. Recess for American style fridge freezer. High vaulted ceiling with three Velux windows. Part tiled walls. Power points. Double glazed panel Oak doors to the side entrance lobby.

Side Lobby
A spacious entrance area with built in storage, a high vaulted ceiling and open to the living space. Tiled floor. Doors to the kitchen and WC. Two central heating radiators.

Cloakroom
Tiled floor and part tiled walls. Central heating radiator. Suite comprising a wash hand basin and WC with concealed cistern. Recessed light. Extractor.

Lower Ground Floor

Lower Ground Floor Hall
Fitted carpet. Central heating radiator. Power points. Fitted recessed shelving. Built in cupboard with hot water cylinder. Recessed lights.

Bedroom 1
Main bedroom with dressing room, en-suite and access onto a private patio garden. Fitted carpet. Recessed lights. Central heating radiator. Power, TV and phone points. uPVC double glazed double doors to the garden at the front. Open to the dressing room at the rear.

Dressing Area
Fitted carpet. Shelving and clothes rails. Recessed lights. Oak door to the en-suite shower room.

En-Suite
Fully tiled with a suite comprising a shower cubicle with mixer shower, WC with concealed cistern and a wash hand basin with storage below. Heated towel rail. Extractor. Recessed lights. Fitted mirror.

Bedroom 2
Double bedroom with wooden double glazed bay window to the side. Recessed lights. Fitted carpet. Central heating radiator. Power and TV points.

Bedroom 3
The second bedroom with uPVC double glazed double doors leading to the patio garden area. Central heating radiator. Fitted carpet. Power and phone point. Recessed lights.

Bathroom
A fully tiled bathroom with suite comprising of a panelled bath with mixer shower and glass screen, WC with concealed cistern and a wash hand basin. Heated towel rail. Recessed lights. Extractor. Large fitted wall mirror. Wooden window.

Outside

Front
An enclosed garden with views of the Bristol Channel and Pier Pavillion. Areas of natural stone paving, artificial grass and mature planting. Steps up to the front door and gated access to the side entrance. Steps down to the lower ground floor garden area that is accessed also from the bedrooms. Original stone boundary walls. Iron railings and gates.

Lower Garden
Natural stone paved patio. Outside lights. Ample space for garden furniture and with a good level of privacy.

Parking Area
The property benefits from two gated undercroft parking spaces. In this area, there is also a dedicated secure store area for the use of the property exclusively.

Additional Information

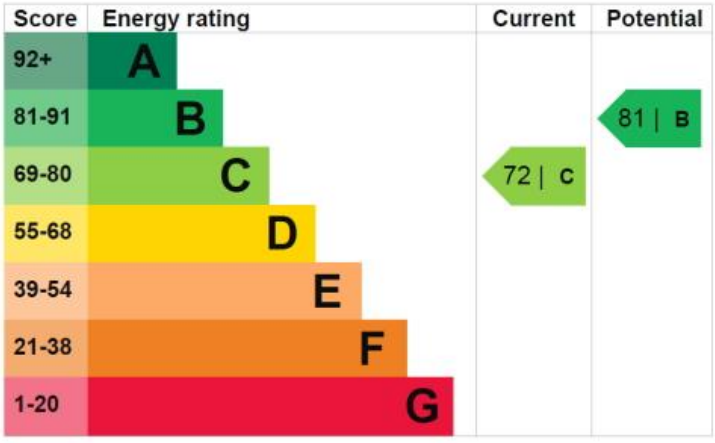
Tenure
We have been informed by the vendor that the property is held on a leasehold basis (CYM376483) with a share of the freehold (CYM605831). The lease is for 999 years from 1st January 2006 (980 remaining). The 4 properties in this part of the development, the original Victorian baths, have formed a management company and pay a service charge to this for general maintenance and buildings insurance.

Council Tax Band
The Council Tax band for this property is H, which equates to a charge of £4248.02 for the year 2025/26.

Approximate Gross Internal Area
1700 sq ft / 158 sq m.

Service Charge
We have been informed by the seller that the current service charge is £980 per annum. The owner of the property is responsible for buildings insurance separately.

Energy Performance Certificate



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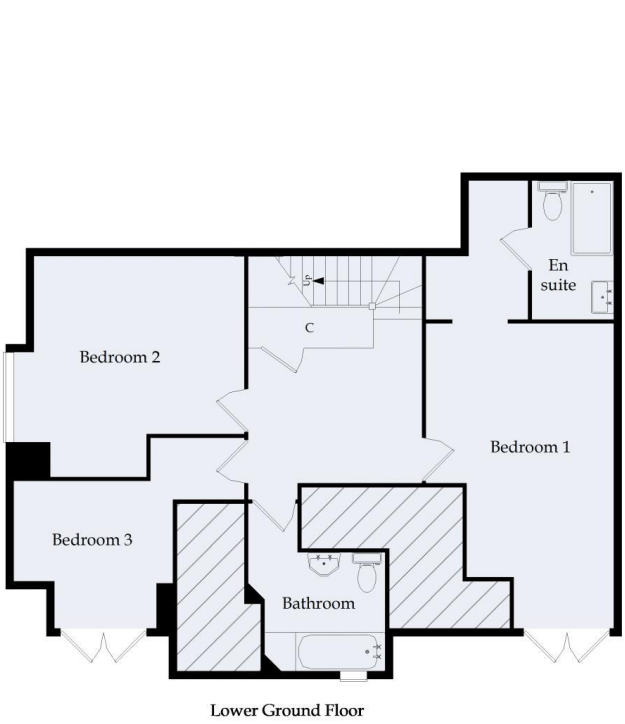
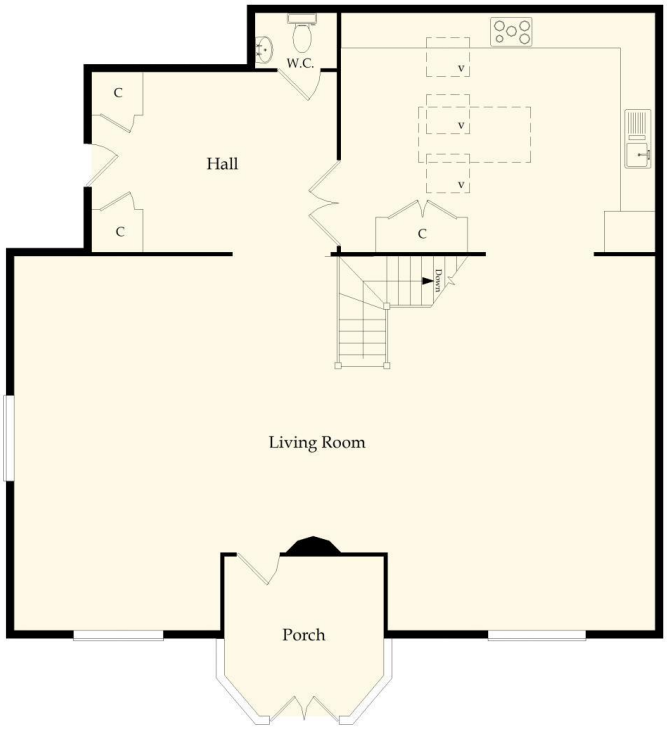
Floor Plan



Lower Ground Floor



Ground Floor

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