

8 Bron-y-Glyn Bridgeman Road

Penarth, Vale Of Glamorgan, CF64 3AW



A spacious two master bedroom, two bathroom ground floor flat with fitted kitchen and lounge / diner with Channel views. An excellent location for access into Penarth town centre and train station, two allocated parking spaces and just a short walk from the Esplanade and Pier Pavillion. Superb communal gardens. Available 10th Novemeber on an furnished basis. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,600

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Entrance Hall

White wood effect luxury vinyl flooring. Central heating radiator. Recessed lights. Built in cupboard. Power points.

Lounge 20' 2" x 13' 11" (6.14m x 4.24m)

Two uPVC double glazed windows to the side with fitted shutters. Two sets of uPVC double doors to Juliet balcony with views over the Bristol Channel. Recessed lighting. Power points. TV point. Whitewashed wood effect laminate flooring. Large central heating radiator.

Kitchen 10' 6" x 9' 10" (3.2m x 2.99m)

Range of base units and wall cupboard with dark wood shaker style doors and contrasting light quartz work surfaces. Integrated five burner gas hob, electric oven, extractor hood, fridge freezer and dishwasher. One and a half bowl inset stainless steel sink. Central heating radiator. Power points. Recessed lighting. Two uPVC double glazed windows to the side and one to the front - all with fitted shutters. Tiled floor.

Bedroom 1 20' 10" x 11' 3" (6.35m x 3.43m)

Master bedroom with en-suite and large uPVC double glazed window overlooking the Bristol Channel with fitted shutters. uPVC double glazed door out to the balcony - also with fitted shutters. Recessed lighting. Power points. Central heating radiator. Whitewashed wood effect laminate flooring. Door to en-suite.

En-Suite

Upgraded suite comprising shower cubicle, WC and wash hand basin. Heated towel rail. Tiled floor and fully tiled walls. Wall cabinet. Extractor fan. Recessed lights.

Bedroom 2

An extended second double bedroom. Whitewashed wood effect laminate flooring. uPVC double glazed sash windows to the front and side, both with fitted shutters. Recessed lighting. Power points. Central heating radiator.

Bathroom

Upgraded suite comprising corner shower cubicle, WC and wash hand basin. Extractor fan. Tiled floor and fully tiled walls. Heated towel rail. Mirrored cabinet. Recessed lights. Extractor.

Outside

There are attractive communal landscaped gardens for use by all residents. The flat benefits from two allocated car parking spaces in a secure gated parking area with electronic gates.

Additional Information

Council Tax Band

We are informed that the Council Tax band for this property is G, which equates to £3540.02 for year 2025/2026.

Availability

The property is available immediately pending a successful application.

Furnishing Status

The property is rented on a furnished basis to include two sofas, dining table and chairs, kingsize bed, twin beds, wardrobes and drawer units.

Approximate Gross Internal Area

936 sq ft / 86 sq ft.

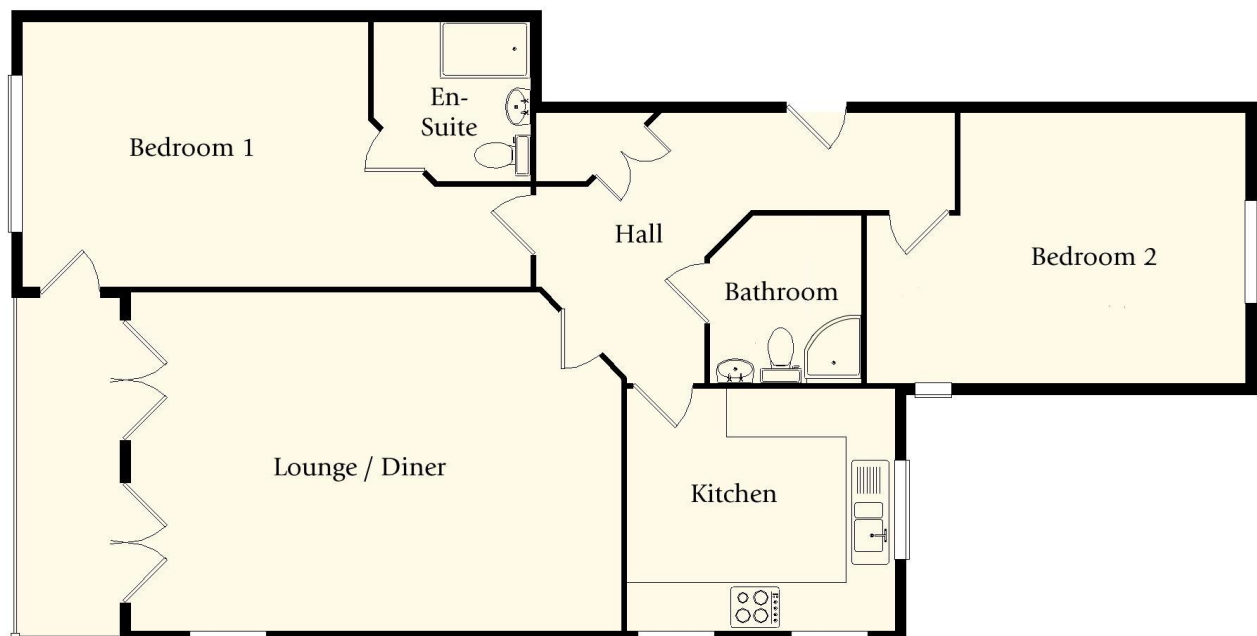
Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

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



This drawing is for illustrative purposes only (not to scale)

Copyright © 2018 ViewPlan.co.uk (Ref: VP24-HJN-1, Rev: Org)









