

1b Cornerswell Place

Penarth, Vale of Glamorgan, CF64 2TJ



An excellent, spacious and very well presented first floor, two bedroom flat, ideal for first time buyers and downsizers alike, in a quiet location with off road parking, garage and garden. The property is accessed through it's own front door and the living accommodation comprises an open plan sitting / dining room, the kitchen, two double bedrooms and a bathroom. The property has driveway parking for one car, the single garage and an enclosed rear garden. Viewing is strongly advised in order to be able to appreciate all that it has to offer. EPC: C.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

£280,000

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

Accommodation

Ground Floor

Porch

Composite front door and a uPVC double glazed window to the front. Vinyl flooring that goes onto a carpeted staircase to the first floor landing.

First Floor

Landing

Fitted carpet. uPVC double glazed window to the side. Large walk-in coat cupboard. Central heating radiator. Door into the living / dining room.

Living / Dining Room 18' 3" x 13' 7" (5.55m x 4.15m)

A large living space to the front of the property, with a uPVC double glazed window, door to the kitchen and opening into the inner hall. Coved ceiling. Two central heating radiators. Power points and TV point. Ample space for living room furniture along with a large table and chairs.

Kitchen 11' 5" x 7' 2" (3.48m x 2.18m)

LVT flooring. Fitted kitchen comprising wall units and base units with wood effect laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and an extractor hood. Plumbing for washing machine. Space for a tall fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window to the side. Recessed lighting. Central heating radiator. Cupboard with gas combination boiler.

Inner Hall

Fitted carpet. Coved ceiling. Hatch to the loft space. Built-in cupboard with fitted shelving. Doors to both bedrooms and the bathroom.

Bedroom 1 9' 4" x 12' 8" *plus fitted wardrobe (2.85m x 3.86m plus fitted wardrobe)*

A spacious double bedroom with a large uPVC double glazed window to the south side that brings in lots of lovely natural light. Fitted wardrobes with sliding doors and power points. Central heating radiator. Power points. Fitted carpet. Coved ceiling.

Bedroom 2 10' 8" x 7' 7" (3.24m x 2.31m)

A very useful second bedroom, ideal as a home office. Fitted carpet. uPVC double glazed window to the side. Coved ceiling. Central heating radiator. Power points and TV point.

Bathroom 6' 11" x 6' 6" (2.1m x 1.97m)

This remodelled bathroom is fully tiled and has a suite comprising of a P-shaped bath with twin head mixer shower and glass screen, a sink with storage below and a WC. Heated towel rail. Recessed lights. Extractor fan. uPVC double glazed window to the rear. Fitted cabinet with mirrored door, light and shaver point.

Outside

Front

Driveway parking for one car and a paved pathway to the front door. Access to the garage.

Garage 9' 10" x 18' 0" (3m x 5.48m)

A Single garage with up and over door to the front and a timber door to the rear into the garden. Potential for loft style storage above. Power points and electric light.

Rear Garden

A private, paved rear garden accessed from the garage. Painted boundary fencing. Space for sitting and dining and for storage.

Additional Information

Tenure

The property is leasehold (CYM855630), with an extended lease that has 999 years to run from and including 19 August 2022 (996 remaining). There is also a 50% share of the freehold, with the ground floor flat holding the other 50% share.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Service Charge and Ground Rent

We have been informed by the sellers that there is no service charge or ground rent payable, and that general maintenance to the building is split 50:50 with the ground floor flat as required.

Approximate Gross Internal Area

717 sq ft / 66.6 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











