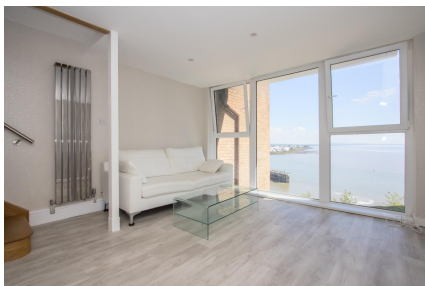


25 Clwyd

Penarth, The Vale Of Glamorgan, CF64 1DZ



A superb one bedroom, two storey apartment with balcony and sea views, available on a part furnished basis. Renovated and with a kitchen and lounge / diner on the first floor plus an open dressing room / study, bathroom and bedroom above. The balcony is access off the bedroom and has views over the Bristol Channel. EPC: D.

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

Monthly Rental Of £1,050

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

First Level

Porch

New composite front door and an inner door to the living space. Fitted carpet. Built in cupboard.

Kitchen 12' 1" maximum x 12' 0" (3.69m maximum x 3.66m)

Luxury vinyl floor. New fitted kitchen with wall units and base units with white gloss doors and marble effect laminate work surfaces plus breakfast bar. Integrated electric oven, four zone hob, extractor hood and dishwasher. Freestanding washing machine, fridge freezer and dryer. Cupboard with gas combination boiler. Part tiled walls. Power points. Recessed lights and feature pendant lighting. uPVC double glazed window to the front and open to the living space at the rear.

Living Space 12' 1" x 14' 8" (3.69m x 4.46m)

Living space with impressive views across Cardiff Bay and the Bristol Channel to the rear of the building. Stairs to the first floor with glass and steel balustrade. uPVC double glazed window. Power and TV points. Luxury vinyl flooring. Two central heating radiators. Recessed lights. Furniture includes a white leather sofa and glass coffee table.

First Floor

Landing

Open landing to the dressing area and bedroom, with fitted carpet.

Dressing Room / Home Office 12' 0" x 5' 11" approximately (3.67m x 1.8m approximately)

Fitted carpet. Fitted shelving. uPVC double glazed window to the front of the building. Power point. Central heating radiator. Wardrobe with mirrored sliding doors.

Shower Room 6' 0" x 6' 5" (1.83m x 1.96m)

Vinyl floor. Suite comprising a shower cubicle, WC and wash hand basin. Tiled walls. Extractor fan. Mirror. Heated towel rail. Toothbrush charger.

Bedroom 12' 1" x 10' 4" (3.69m x 3.14m)

Double bedroom with uPVC double glazed windows to the rear giving access onto the balcony and sea views. Fitted carpet. Central heating radiator. Power points. Double bed with mattress and side table drawer units.

Outside

Balcony

The property benefits from a balcony with composite decking and space for a dining table and chairs. Superb views across the Bristol Channel and Cardiff Bay.

Communal Gardens

The property has access to locked, communal gardens to the side of the development that are full of mature planting and trees and enjoy views across Cardiff and the Bristol Channel.

Additional Information

Availability

The property is available 30th December following the successful completion of the application process. Applicants must be able to prove gross combined annual income of £34,650 in order to satisfy the affordability requirements.

Furnishing Status

The property is available to let on a part furnished basis to include white goods, sofa, coffee table, double bed with mattress and side tables plus a wardrobe.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,888.01 for the year 2025/26.

Approximate Gross Internal Area

602 sq ft / 56 sq m.

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		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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