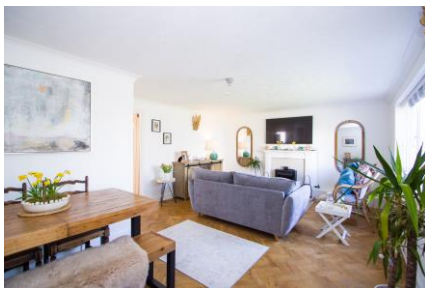


1a Cornerswell Place

Penarth, Vale of Glamorgan, CF64 2TJ



A fantastic ground floor two bedroom flat with garden and garage, in a quiet location that gives convenient access both in and out of Penarth and also to local schools and transport links. Ideal for first time buyers, investors and downsizers alike, this property offers quality, spacious accommodation in superb condition. Comprises a porch, living / dining room, kitchen, the two bedrooms and a bathroom. The property benefits from an enclosed garden with a southerly aspect as well as a garage and off road parking. Viewing of this property is a must. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£280,000

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Accommodation

Porch 5' 0" x 2' 8" (1.52m x 0.82m)

Tiled floor. Part timber clad walls. Composite front door with uPVC double glazed window to the side. Timber glazed panel inner door to the living room.

Living / Dining Room 21' 2" max x 13' 8" max (6.44m max x 4.16m max)

A very attractive and light living room with dining space. Feature wood block herringbone flooring. Large uPVC double glazed window to the front with fitted Venetian blinds. Power points and TV point. Space for a dining table and chairs. Coved ceiling. Fireplace with wooden surround, marble hearth and electric fire. Central heating radiator. Open to the kitchen and inner hall that gives access to the bedrooms and bathroom.

Kitchen 11' 5" to door x 7' 3" max (3.48m to door x 2.2m max)

Tiled flooring and part tiled walls. Fitted kitchen comprising wall units and base units with minerva work surfaces. Integrated appliances including an electric oven, four zone electric hob and an extractor hood. Plumbing for washing machine and space for a fridge freezer. Countersunk porcelain sink with drainers. uPVC double glazed window. Central heating radiator. Wall mounted gas combination boiler.

Inner Hall

A continuation of the wood block flooring from the living room. Built-in cupboard. Doors to the two bedrooms and bathroom. Coved ceiling.

Bedroom 1 9' 5" x 14' 7" (2.86m x 4.44m)

A delightful double bedroom that gives access into the garden. Wood block herringbone flooring. Coved ceiling. Central heating radiator with cover. uPVC double glazed sliding doors with fitted Venetian blinds. Power points. Space for wardrobes to one wall.

Bedroom 2 7' 8" x 10' 8" (2.33m x 3.25m)

The second good room which is again of good proportions and ideal as a home office. Laminate floor. uPVC double glazed window. Central heating radiator. Power points. Coved ceiling.

Bathroom 6' 7" x 6' 5" (2m x 1.96m)

A well-equipped shower room, fully tiled and with a suite comprising a walk-in shower with twin head mixer shower, sink with storage below and a WC. Heated towel rail. uPVC double glazed window.

Outside

Garden

An enclosed garden with a southerly aspect that allows plenty of space for relaxing , dining and entertaining. Laid to paving and stone chippings. Outside tap and light. Door to the garage.

Garage 9' 5" x 18' 6" (2.88m x 5.65m)

This is a single garage with up and over door to the front and a loft storage space above. Electric light and power points. Door to the rear into the garden.

Additional Information

Tenure

The property is held on a leasehold basis (CYM851866) with 999 years to run from and 1st June 2022 (996 years remaining). There is also a 50% share of the freehold.

Council Tax Band

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

Service Charge and Ground Rent

We have been informed by the sellers that there is no service charge or ground rent payable.

Approximate Gross Internal Area

673 sq ft / 62.5 sq m.

Utilities

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

Energy Performance Certificate

Floor Plan











