

32 Lavernock Point Fort Road

4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

**SHEPHERD SHARPE**

### Ground Floor



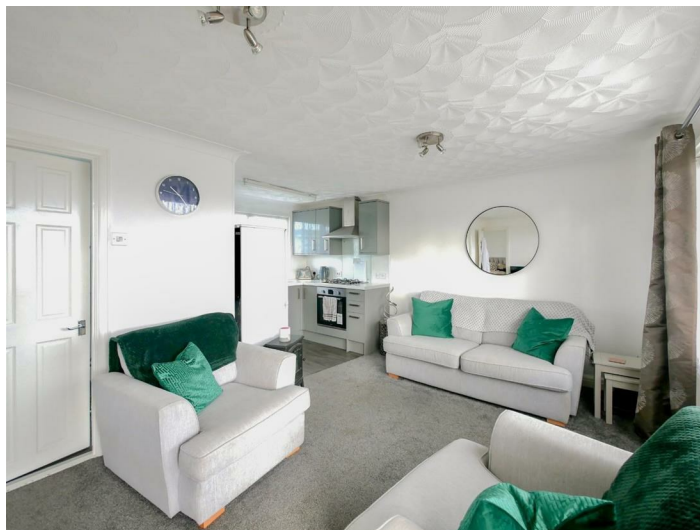
## 32 Lavernock Point Fort Road

Lavernock CF64 5XQ

**£45,000**

A two bedroom detached holiday chalet situated close to the main car park with some glimpses of the Channel. Available for occupation 10 months of the year (site is closed at the end of December - March), only available to cash buyers and you would need to own another residential property. Comprises open plan lounge/kitchen/dining, two bedrooms and shower room. The property was renovated in 2021 to include a new roof, uPVC double glazing. Extended lease.





uPVC double glazed front door to open plan lounge/dining/kitchen.

**Lounge/Dining/Kitchen**  
15'10" x 15'10" (4.83m x 4.85m)

A bright and light L shape space. uPVC double glazed window to front and rear.

Lounge/dining area with new carpet, radiator, decorated in white throughout.

Kitchen (replaced in 2021). Comprising base and eyelevel cupboards in pale grey, contrast worktop, china sink with half bowl and drainer, lever mixer tap. Space for fridge/freezer, integrated stainless steel gas hob, electric oven, extractor, attractive tiling and splash back.

**Bedroom 1**

7'10" x 9'2" (2.40m x 2.8m)

uPVC double glazed window to rear. Carpet, radiator, decorated in white.

**Bedroom 2**

7'10" x 7'10" (2.40m x 2.40m)

uPVC double glazed window to front. Carpet, radiator, decorated in white.

**Shower Room**

7'7" x 5'4" (2.33m x 1.63m)

Refurbished shower room. Comprising shower enclosure with integrated seat, electric shower fitting, wash basin with cupboard beneath and wc in white with chrome fittings. Composite wall boarding, column radiator, vinyl flooring, useful store cupboard with shelving, access to combination boiler, extractor, chrome ladder radiator. uPVC double glazed window to rear.

**Front**

South east facing chalet, good access from the main car park.

**Lease Details**

Lease ends 2070

Site maintenance costs - £1,324.42

Ground rent - £50.00

Water rates - £259.51

Insurance - £218.23

Council Tax - £860.45

Electric standing charge - £127.50

VAT £300.39

The total cost is £3,140.50

**Post Code**

CF64 5XQ

