

5 The Royal Queens Road

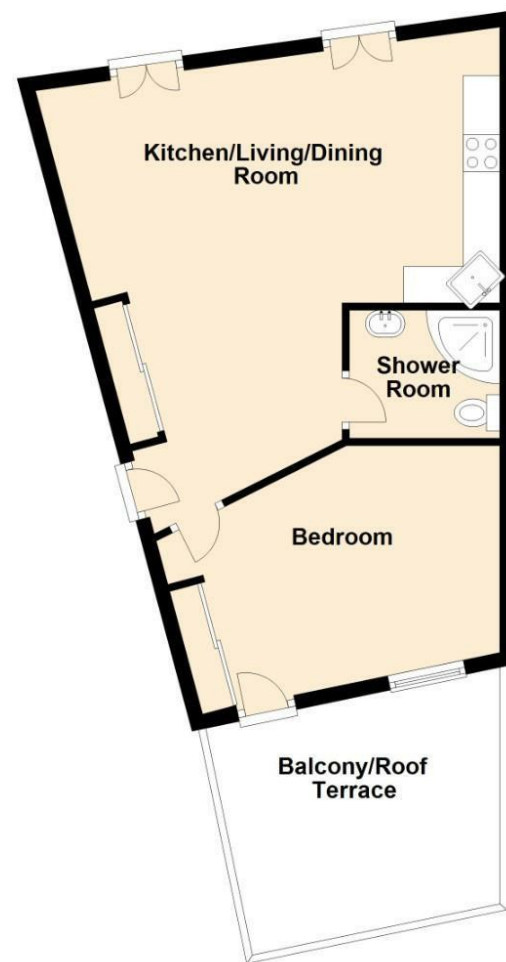


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Ground Floor



SHEPHERD SHARPE



5 The Royal Queens Road

Penarth CF64 1BQ

£169,950

The most appealing second floor, spacious one bedroom apartment with roof terrace converted in 2004/2005 from a former hotel. Situated in elevated position with far reaching views to front. Communal hallway, basement with allocated storage. The apartment has open plan living space, informal lounge/dining and Sigma 3 fitted kitchen (integrated appliances to include new dishwasher, split level gas hob, electric oven, fridge and freezer), large cloaks cupboard, good size double bedroom with built-in wardrobe and shower room. Powder coated double glazed windows and doors, private large rear facing roof terrace. Gas central heating, fitted carpets and high quality laminate flooring. Share of freehold (999 year lease).

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 80 | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Bespoke solid timber front door leading to communal hallway, area for post boxes, stairs to all floors, access to basement with allocated storage, gas and electric meters.

Solid veneered oak door to apartment and open plan living space.

Open Plan Living/Dining/Kitchen
20'4" x 19'1" (6.20m x 5.83m)

A generous open plan living space. White fitted Sigma 3 kitchen, stainless steel sink with half bowl and drainer, lever mixer tap, contrast worktop, granite tile splashback. Integrated four burner gas hob, stainless steel back panel, matching extraction, split level oven, space for microwave, integrated dishwasher, fridge/freezer and washer dryer. New laminate flooring, radiator, large bespoke cloaks cupboard with contemporary glazed doors, contemporary decoration, space for table and chairs plus informal lounge furniture. Two powder coated and double glazed windows to front with elevated views looking across to Cardiff city centre and surrounding countryside.

Bedroom
10'0" x 14'2" (3.07m x 4.33m)

A good size double bedroom. New fitted carpet, freshly decorated in white, radiator, large fitted wardrobe with contemporary glazed doors, access to combination boiler. Powder coated double glazed windows and door to rear giving access to private walk on roof terrace.

Roof Terrace
10'8" x 9'10" (3.26m x 3.0m)

Steps from bedroom to a handy outside roof terrace. Artificial lawn, metal balustrade with toughened glass.

Shower Room

A large corner shower enclosure with chrome shower fitting/sliding adjustment, pedestal wash basin with mixer tap, back to the wall wc with concealed plumbing, all in white. White tiling, oak floor and shelf, extractor, large mirror, chrome ladder radiator, combination boiler.

Share of Freehold

Lease 999 years.

Maintenance/Service Charge £112.68 per month.

Council Tax

Band D £1,874.20 p.a. (23/24)

Post Code

CF64 1BQ

