

5, St Donats House Kymin Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

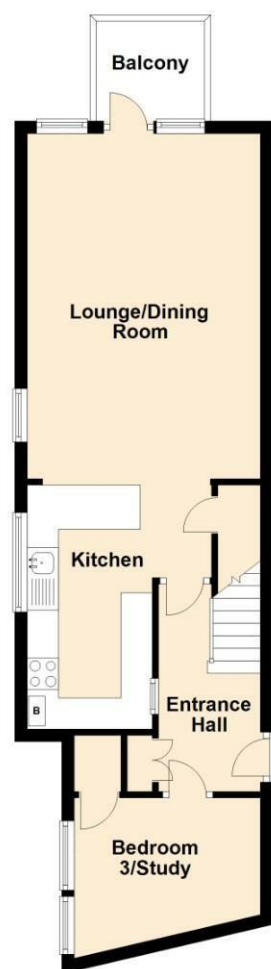
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SHEPHERD SHARPE



Second Floor



Third Floor

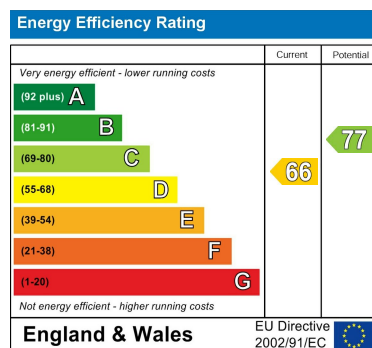


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£254,500

A spacious newly renovated three bedroom second and third floor flat, situated in an enviable location in this well maintained and established purpose built development. The property is not necessarily typical of the development being on the end of the building and having good views of the Channel from all bedrooms, living room and kitchen. Comprises hallway, third bedroom/study, large open plan lounge/dining/kitchen, stairs leading to an upper floor with two double bedrooms and contemporary bathroom. Recently refurbished and redecorated, new fitted carpets and flooring. Gas central heating, uPVC double glazing. Leasehold. NO ONWARD CHAIN. Viewing essential.





Front door to hallway.

Hallway

Well presented and decorated in fresh white and pale grey tones, radiator, cloaks cupboard. Part glazed door leads to the spacious open-plan lounge/dining/kitchen area.

Lounge/Dining/Kitchen

31'0" x 12'4" (9.46m x 3.77m)

An abundance of natural light and views looking out towards the Channel from south facing uPVC double glazed windows. The newly fitted kitchen has contemporary white units, complemented by square edged worktops, stainless steel sink and drainer with mixer tap. Matching stainless steel finish gas hob and electric oven, extractor, white tiled splashback, grey tiled floor from hallway. Integrated fridge/freezer, washing machine, boxed in Worcester 24 CI combination boiler, access to storage, fuse box and gas meter.

The lounge/dining area is freshly decorated in white with new pale grey carpet, offering access to a walk on balcony with panoramic sea views. uPVC double glazed window side and front, radiator.

Balcony

Walk on balcony, providing ample space for outdoor seating, great views looking down the Channel stretching out towards Lavernock Point.

Bedroom 3/Study

9'9" x 7'11" (2.99m x 2.43m)

Versatile third bedroom or home office/study. uPVC double glazed window to the side great views of the Channel. Freshly decorated in white, new carpet, double radiator, built-in wardrobe. This room offers flexibility to accommodate various lifestyle needs.

Landing

Carpet to staircase and landing, decorated in white, large shelved store cupboard. White doors to all first floor rooms.

Bedroom 1

12'4" x 11'7" (3.78m x 3.54m)

A spacious double bedroom. uPVC double glazed window to front with great views of the Channel and Kymin Woods. Carpet, radiator, built-in wardrobes and dressing area.

Bedroom 2

9'3" x 12'6" (2.84m x 3.82m)

A good size double bedroom. Two uPVC double glazed windows with great views towards the Channel and across the Kymin grounds to Lavernock Point. Built-in cupboard, two wardrobes, wash hand basin, decorated in white, carpet, radiator.

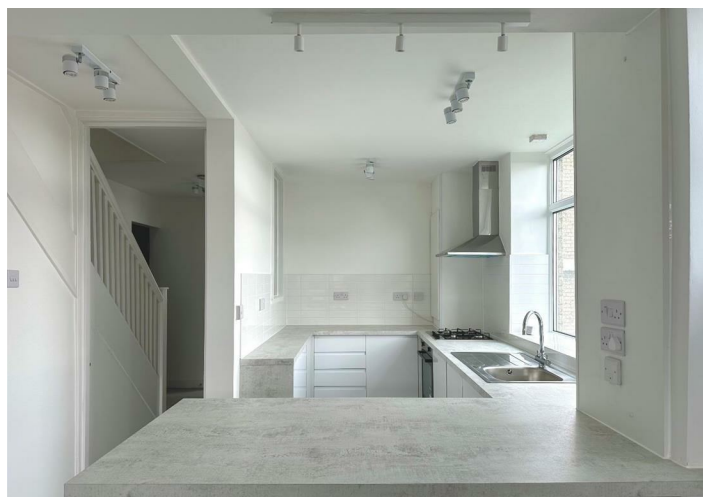
Bathroom

5'7" x 5'10" (1.71m x 1.80m)

Refurbished and well presented. Comprising shower over bath with contemporary shower fittings and mixer tap, wash hand basin with built-in storage, twin flush wc, all in a white finish. Attractive tiling and flooring, radiator, modern downlighting. uPVC double glazed window.

Outside

The property benefits from communal gardens for the enjoyment of the residents.



Lease Details

Lease 999 years from 1st January 2004.

Service Charge £1,648.50 p.a.

Council Tax

Band D £2,003.04 p.a. (24/25)

Post Code

CF64 1AS

