



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

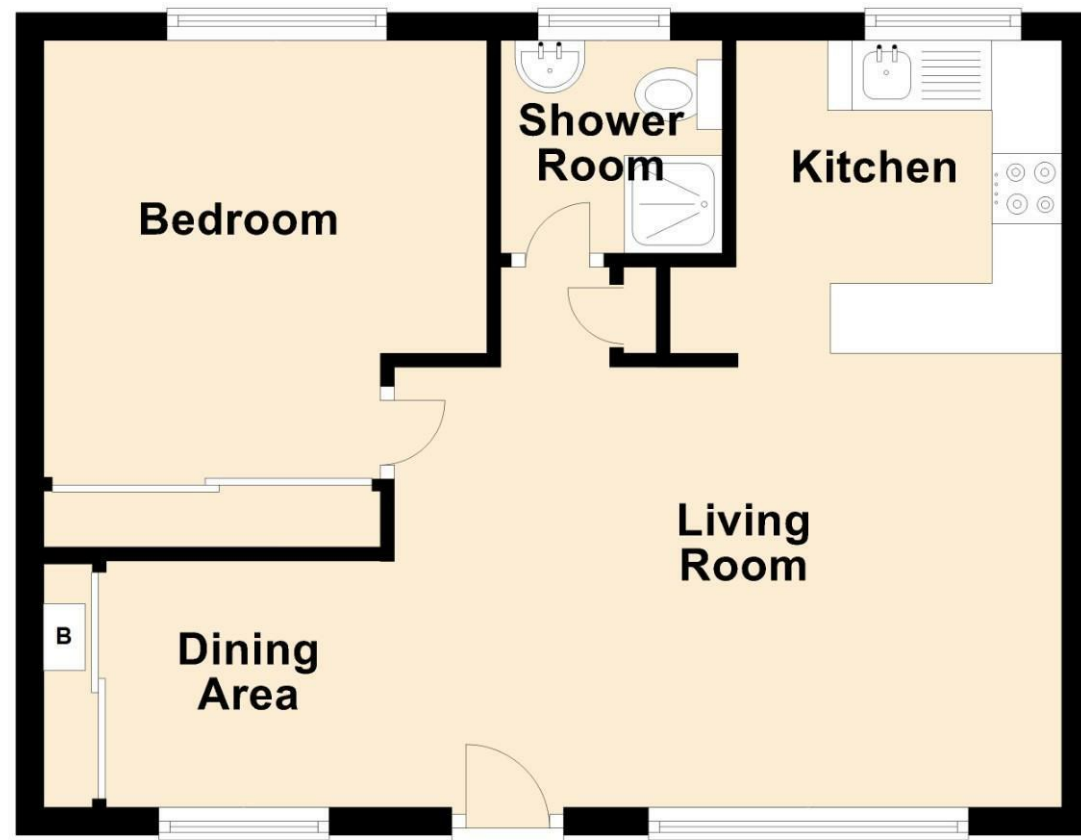
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9am – 5pm

**SHEPHERD SHARPE**



### Ground Floor



## 69 Lavernock Point Fort

Lavernock CF64 5XQ

£29,950

Situated in a lovely spot on the development with a large terrace is this one bedroom semi detached holiday chalet (formally two bedroom). The property has great views of the Channel and surrounding fields around Lavernock Point. The layout of the property has been reconfigured, the second bedroom has been made into a dining area with additional storage, then it is open plan to the kitchen and living room, bedroom and shower room. The property is well presented but could be upgraded. uPVC double glazing, gas heating. Leasehold.





Front door to open plan lounge/dining/kitchen.

### Open Plan Lounge/Dining/Kitchen

17'11" x 23'9" (5.48m x 7.26m)

The living space runs the full width of the chalet. As previously mentioned the second bedroom has now been incorporated into a dining area. Window to front. Carpet, built-in storage, access to the Baxi combination boiler. Carpet, radiator, decorated in cream. The lounge also has a window to front, small shelved cupboard. The kitchen is pale grey with co-ordinating worktops, sink and drainer, electric hob and oven, concealed fridge, tiled floor and splashback. Window to rear.

### Bedroom 1

11'10" x 10'4" (3.62m x 3.17m)

Reconfigured and enlarged to incorporate more storage. uPVC double glazed window to rear. Carpet, radiator, mirror fronted built-in wardrobes, over bed plus wall of wardrobes.

### Shower Room

Fully tiled but requires some upgrading. White shower enclosure with Triton shower, wash hand basin and wc. Radiator, built-in mirror, lighting. uPVC double glazed window to rear.

### Outside

Large terrace to the front of the property.

### Communal Areas

On site facilities to include swimming pool, site office and laundry facilities.

### Lease Details

Lease 65 years from 1972.  
 Maintenance/Service Charge £1,263.72 (excluding VAT) p.a.  
 Ground rent - £50.00  
 Water rates - £259.51  
 Insurance - £218.23  
 Council Tax - £860.45  
 Electric standing charge - £127.50

### Additional Information

Available for occupation 10 months of the year (site is closed at the end of December - March).  
 Only available to cash buyers.  
 Buyers need to own another residential property.

### Post Code

CF64 5XQ

