

86 Lavernock Point Fort Road

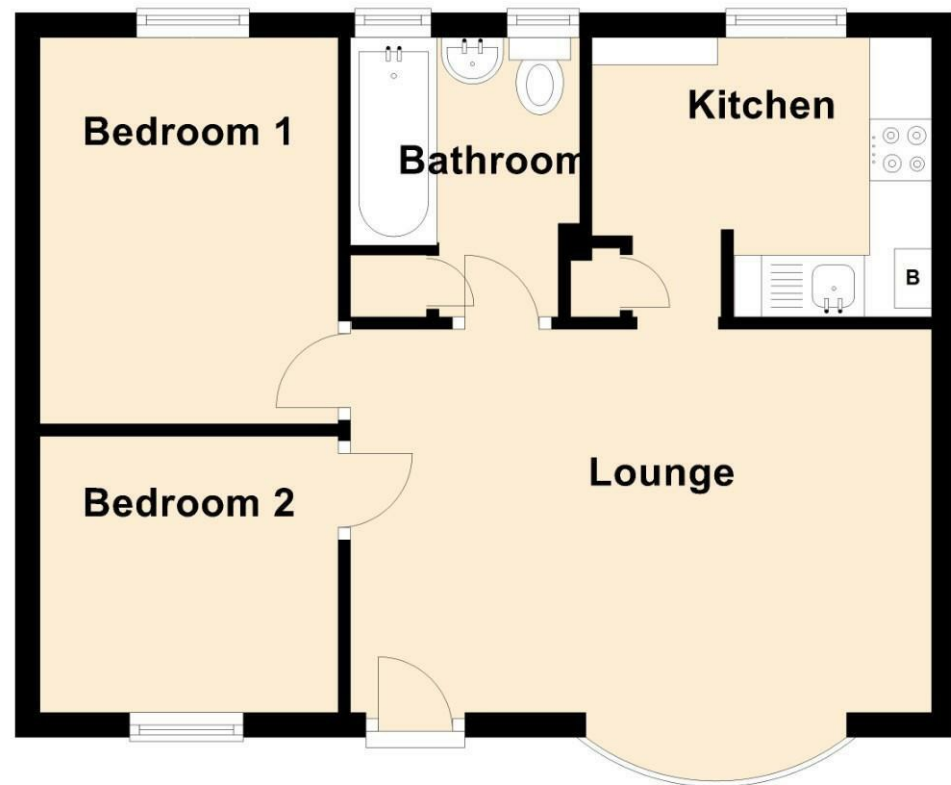


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

### Ground Floor



Total area: approx. 426.7 sq. feet

**SHEPHERD SHARPE**



## 86 Lavernock Point Fort Road

Lavernock CF64 5XQ

**£30,000**

A two bedroom detached holiday chalet situated on the lower section of the site, looking over open fields and countryside. Comprises open plan lounge/dining/kitchen, two bedrooms and bathroom. The property is well maintained and has gas central heating with combination, laminate floors. The site is open 10 months of the year (closed January and February), only available to purchasers who own another property, in compliance with holiday home ownership. Site office, clubhouse and swimming pool open through summer months. Leasehold.



Front door to open plan lounge/dining/kitchen.

**Open Plan Lounge/Dining**  
15'8" x 10'2" (4.78m x 3.12m)

A bright and spacious lounge/dining area. uPVC double glazed bay window to front. Laminate floor, radiator.

**Kitchen**  
9'1" x 7'5" (2.79m x 2.27m)

uPVC double glazed window to rear. Fitted kitchen in white with contrast grey worktop, sink and drainer. Built-in stainless steel hob, oven, extractor, plumbing for washing machine, access to combination boiler, built-in shelving, store cupboard, tiled floor and splashback, radiator.

**Bedroom 1**  
7'10" x 10'4" (2.39m x 3.16m)

The larger of the two bedrooms. uPVC double glazed window with privacy screening to rear. Laminate floor, radiator.

**Bedroom 2**  
7'10" x 7'3" (2.39m x 2.21m)

uPVC double glazed window to front. Currently used as an office. Laminate floor, radiator.

**Bathroom**

Attractively tiled throughout. Comprising panelled bath with electric Mira shower over, wash hand basin and wc, all in white. Former airing cupboard with shelving, radiator, down lighting, mirror cabinet. Two uPVC double glazed windows.

**Outside**

Timber decking and balustrading to the full width of the property, looking across farmland and countryside towards the lower edge of the Marconi development.

**Lease Details**

Lease 57 years from 1984  
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

**Post Code**  
CF64 5XQ

