



4 Andrews Buildings
 Stanwell Road
 Penarth CF64 2AA

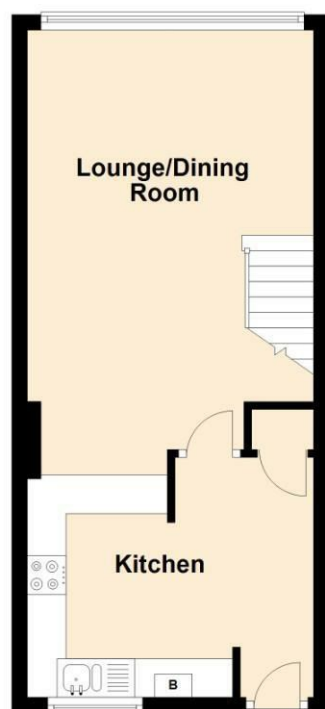
All enquiries: 029 2070 7999
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Monday – Friday
 9am – 5.30pm
Saturday
 9am – 5pm

SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 70.8 sq. metres (761.9 sq. feet)

37 Gwent Northcliffe

Penarth CF64 1DY

£220,000

An extremely well presented second floor two double bedroom larger style duplex apartment, found in one of the best positions with literally panoramic views looking across Cardiff Bay, city centre, Channel and Somerset coastline. Comprises open plan kitchen/breakfasting, lounge/dining room, two double bedrooms, well appointed bathroom. Gas central heating, uPVC double glazing, redecorated throughout. Lockable bike store. Share of freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	80
(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	



Composite part glazed front door to apartment.

Kitchen/Breakfast Room
12'0" x 9'1" (3.68m x 2.77m)

The hallway is now open to the main kitchen area and allows for a larger kitchen. Shaker style fitted kitchen units with contrast worktop, composite sink and drainer with mixer tap. Electric hob, oven, washing machine, tumble dryer, integrated fridge, Worcester combination boiler (approximately seven years old), access to fuse box, radiator, useful store/cloaks cupboard. Doorway through to lounge/dining room. uPVC double glazed windows to front with vertical blind.

Lounge/Dining Room
18'5" x 12'1" (5.62m x 3.70m)

Large full height uPVC double glazed windows with breathtaking views looking out across the barrage, Cardiff Bay, Channel and city centre. Redecorated throughout, modern radiator, open plan staircase to first floor.

Landing
Carpet.

Bedroom 1
12'1" x 11'4" (3.70m x 3.46m)

A good double bedroom. uPVC double glazed sliding patio doors and full height window opening onto walk on balcony with great view of Cardiff Bay, Channel and Somerset coastline. Carpet, radiator, built-in storage cupboards/wardrobes, redecorated.

Balcony
11'1" x 4'9" (3.40m x 1.45m)

Non slip floor with rubberised texture, freshly painted internal balcony.

Bedroom 2
12'1" x 7'11" (3.70m x 2.42m)

Full height uPVC double glazed windows to front. Carpet, radiator, redecorated.

Bathroom
6'4" x 6'3" (1.95m x 1.92m)

Contemporary finish comprising panelled bath with shower off mixer tap, plus a modern electric shower, pedestal wash hand basin and wc all in white with chrome fittings. Attractive wall tiles, laminate floor, radiator, extractor.

Outside

The grounds of Northcliffe are quite extensive and mature, plenty of parking, communal garden/recreational area, lockable bike store.

Share of Freehold

Lease 999 years from June 2006.
Maintenance/Service Charge £140 per month.
No Ground Rent.

Council Tax
Band C £1,780.48 p.a. (24/25)

Post Code
CF64 1DY

