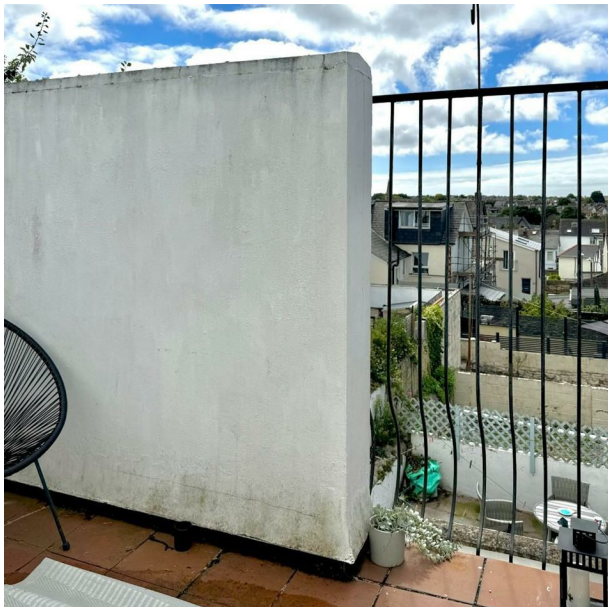


4 Llys Dol May 88, Salop Street



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

SHEPHERD SHARPE

AWAITING FLOORPLAN



4 Llys Dol May 88,
Salop Street
Penarth CF64 1HF

A two double bedroom apartment with balcony and roof terrace situated in the heart of Penarth town centre in this corner Victorian property which was recently converted into a number of individual apartments. Comprises large open plan lounge/dining/kitchen, inner lobby, two bedrooms and shower room. Access to a south facing pretty roof terrace, small south facing balcony off the lounge. Gas central heating, uPVC double glazing and timber double glazing. Great value. Leasehold.

£170,000

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient – lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | 72 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient – higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Front door to open plan lounge/dining/kitchen.

Open Plan Lounge/Dining/Kitchen

20'2" x 12'5" (6.17m x 3.81m)

Two tall uPVC double glazed windows to front and double glazed timber French doors leading out to walk on balcony. Large open plan living area with space for informal living room furniture and table and chairs, carpet, radiator.

The kitchen units fitted are pale grey with contrasting worktops, sink and drainer. Split level Neff oven and grill, matching electric hob, stainless steel back panel and extractor, plumbing for dishwasher, space for fridge/freezer.

Balcony

South facing balcony with painted railings, timber deck, good elevated view looking across Penarth town.



Inner Lobby

Providing access to both bedrooms and shower room.

Bedroom 1

9'8" x 8'4" (2.96m x 2.55m)

A spacious double bedroom. uPVC door leading out to private roof terrace, timber double glazed window to side. Radiator, plastered coved ceiling, laminate floor.

Roof Terrace

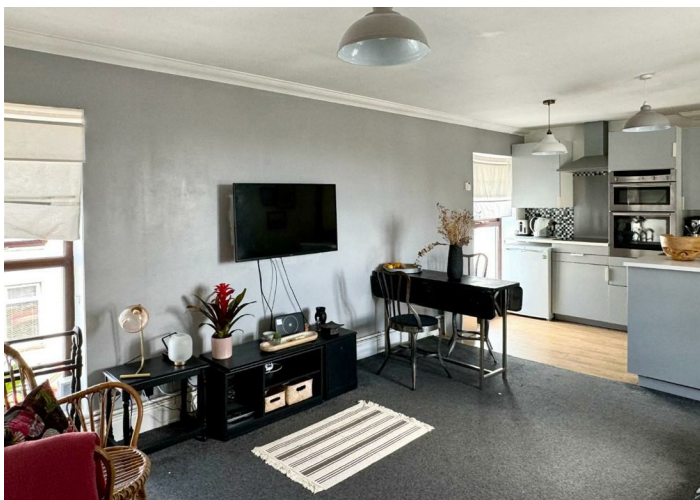
11'0" x 5'10" (3.36m x 1.80)

A large private south facing terrace with terracotta tile flooring and painted railings to three sides.

Bedroom 2

10'10" x 10'11" (3.32m x 3.34m)

Tall uPVC double glazed window to front. Carpet, boxed in gas boiler, plastered ceiling, radiator.



Shower Room

A well appointed shower room in contemporary style. Comprising satin chrome shower enclosure, wash hand basin and wc, built-in storage, waterproof acrylic wall boarding, chrome radiator, extractor.

Lease Details

Lease 105 years from 2005.

No Ground Rent

Maintenance £600 p.a.

Council Tax

Band C £1,780.48 p.a. (24/25)

Post Code

CF64 1JY

