



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

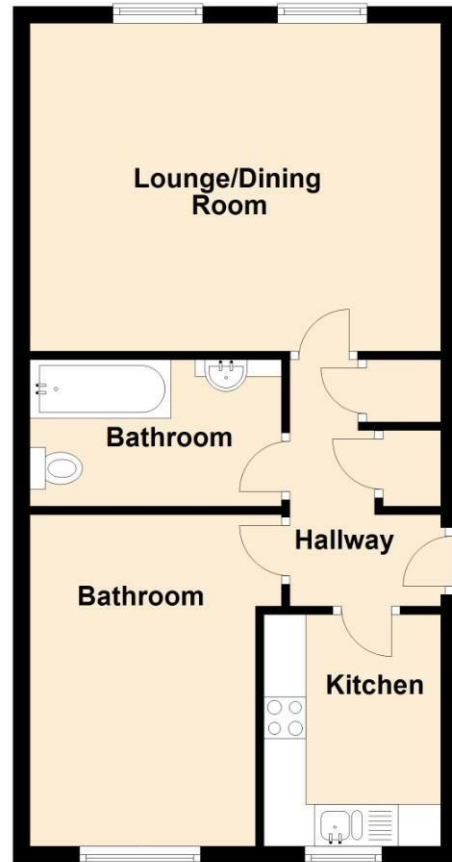
All enquiries: 029 2070 7999  
Sales and general enquiries: info@shepherdsharpe.com  
Lettings enquiries: lettings@shepherdsharpe.com

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

SHEPHERD SHARPE



Ground Floor



Total area: approx. 48.2 sq. metres (519.1 sq. feet)

39 St James House  
Llwyn Passat

Penarth Marina CF64 1SE

A light and spacious one bedroom ground floor apartment located in a popular location within the Penarth marina. The property has a pleasant open aspect across the communal gardens and side views of the marina and Cardiff Bay. Comprises entrance hall, living room/dining room, separate kitchen, double bedroom and bathroom. The property has one allocated car parking space, uPVC double glazing and gas central heating. Leasehold. NO FORWARD CHAIN.

£174,000

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B		78	79
(69-80) C			
(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	



Communal entrance lobby with stairs to upper floors.

Front door into central hallway.

**Hallway**

Doors to all rooms, door entry telephone intercom, two storage cupboards with shelving and rail, radiator, carpet.

**Living Room**

15'11" x 12'9" (4.86m x 3.89m)

Two tall arched windows with pleasant open aspect over the communal gardens and side views of the Bay and marina. Carpet, two radiators, dado rail, coving and ceiling rose with pendant.

**Bedroom**

12'10" x 8'9" (3.92m x 2.67m)

A double bedroom. Window to front. Carpet, radiator and coving.



**Bathroom**

9'7" x 5'8" (2.93m x 1.75m)

White suite comprising panelled bath with shower and shower screen, wash basin with vanity unit beneath and mirror over, wc. Fully tiled walls, vinyl flooring, radiator with towel rail and extractor fan.

**Kitchen**

8'11" x 6'10" (2.74m x 2.10m)

Window to front. Fitted kitchen with range of base and wall units, contrasting work surfaces, white sink with drainer and mixer tap. Gas hob, electric oven, extractor fan, space and plumbing for washing machine, space for fridge/freezer (washing machine and fridge freezer to stay if required as part of the sale), tiled splashback, vinyl flooring and radiator.



**Outside**

Allocated parking for one car, visitor parking, recycling and storage facilities and communal gardens.

**Lease Details**

Lease 125 years from 1 June 1997

Maintenance/Service Charge £1,331.70 p.a.

Ground rent £129.16 p.a.

Marina Charge of £120 p.a.

**Council Tax**

Band D £2,003.04 p.a. (24/25)

**Post Code**

CF64 1SE

