

6 The Royal Queens Road

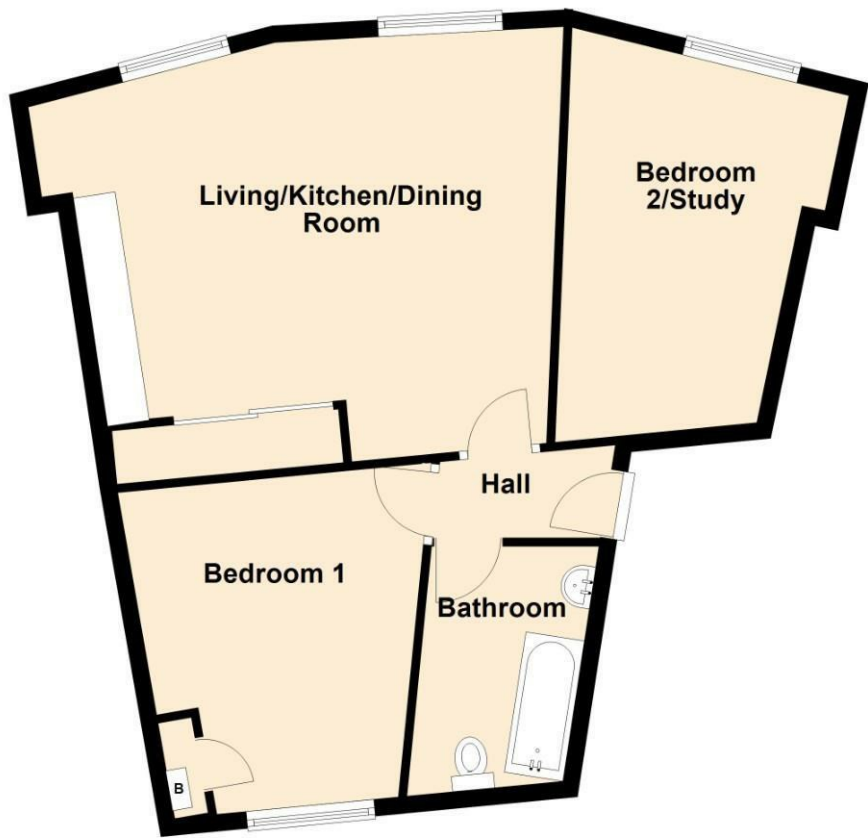


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Ground Floor



Total area: approx. 61.8 sq. metres (665.2 sq. feet)
6 The Royal

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

SHEPHERD SHARPE



6 The Royal Queens Road

Penarth CF64 1BQ

£199,950

A beautifully presented larger style two bedroom second floor apartment (one of the largest apartments in the building), situated in this imposing former hotel with lovely views looking out across northern Penarth out towards surrounding countryside and Cardiff Bay. Comprises open plan hallway through to a large open plan living/dining/kitchen (Sigma 3 kitchen with integrated appliances), large built-in cloaks/storage cupboard, bespoke sliding glazed doors to study/second bedroom, double bedroom and quality bathroom. Attractive finishes throughout, new fitted carpets, recently decorated in neutral colours, powder coated double glazed windows, gas central heating, access to basement/storage area. Share of freehold. and one of the largest apartments in the building is this stunning



Solid hardwood door to communal hallway, slate floor, post boxes, access to basement and rear courtyard.

Oak veneered front door providing access to the apartment.

Hallway

Carpet, modern light fitting, smoke alarm. Doors to all accommodation.

Lounge/Dining/Kitchen

20'4" x 16'8" (6.20m x 5.10m)

A lovely light and bright living space. Powder coated double glazed windows to front with great views of northern Penarth, Cardiff Bay surrounding countryside. Sliding bespoke glazed doors provide access to bedroom 2/additional living space. Carpet to main lounge, solid oak floor to kitchen area, entry phone, radiator. Sigma 3 fitted kitchen finished in white with modern stainless steel door furniture, integrated four burner gas hob, split-level oven, combination microwave, integrated dishwasher, fridge/freezer, washer dryer.

Bedroom 2/Additional Living Space

16'4" x 8'1" (4.99m x 2.48m)

A good double bedroom which could also be used as additional living space. Sliding bespoke glazed doors part mirrored (in the bedroom) creating flexibility, powder coated double glazed deep window to front with great view. New carpet, radiator.

Bedroom 1

11'5" x 12'9" (3.50m x 3.89m)

A lovely double bedroom. Powder coated double glazed window. New carpet, radiator, NTL connection, boxed in Worcester combination boiler (recently installed).

Bathroom

The bathroom was supplied by Cardiff Bathroom Centre. Comprising bath with shower over and toughened shower screen, contemporary wash basin, back to the wall wc. White tiling, oak flooring, shelf, large mirror, mirror cabinet, chrome radiator, extractor.

Additional Information

Basement area with private lockable storage.

Share of Freehold

Each flat owner is a shareholder within the freehold company. Seel & Company (managing agents). Lease 125 years from March 2004. Service Charge £2,310.00 p.a. (paid half yearly).

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 1BQ

