

1 Victoria Lane



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Penarth CF64 2AA

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

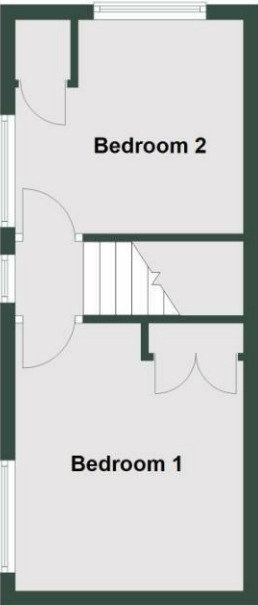
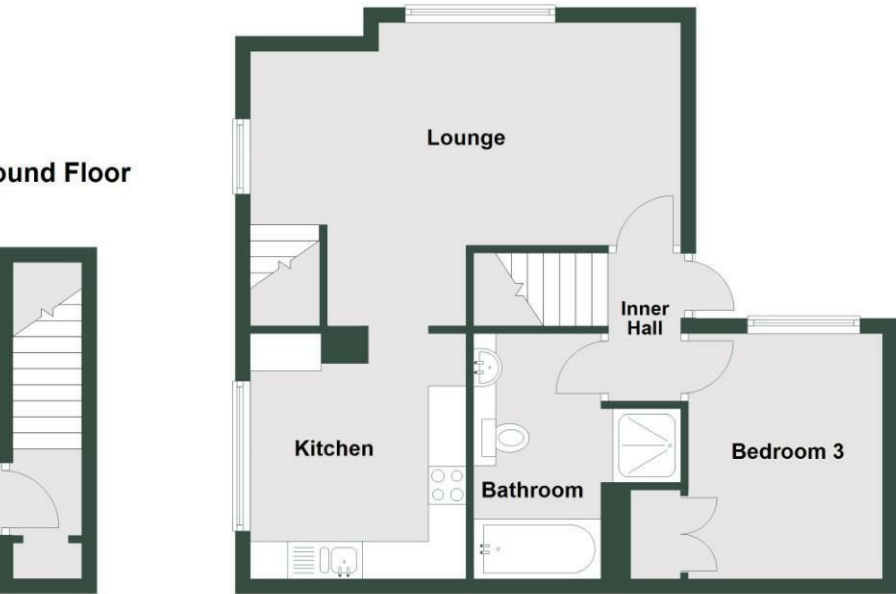
SHEPHERD SHARPE



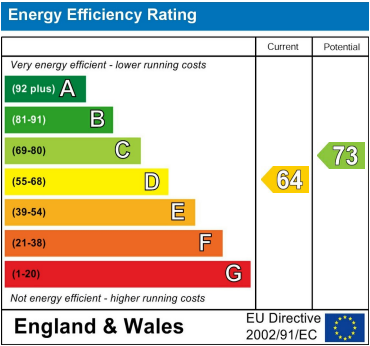
First Floor

Second Floor

Ground Floor



Total area: approx. 73.2 sq. metres (787.8 sq. feet)
1 Victoria Lane



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Penarth CF64 3ET

£295,000

An attractive and unique, refurbished three bedroom duplex apartment situated in a very central convenient location just off a pretty tree lined road. The property is found a short walk from the town centre, railway station and all local amenities. The versatile accommodation comprising private entrance hallway with good storage, open plan living room, separate kitchen, new bathroom and three bedrooms. Courtyard garden, off road parking for two cars. Share of freehold (999 year lease).



Private front door with access to a separate hallway.

Hallway

Deep recess with plumbing for washer/dryer and additional storage, access to gas boiler (serviced in 2025), fuse box and cloaks area. Fitted carpet, matwell, radiator, modern consumer unit. Stairs to first floor.

First Floor

Lounge

18'9" x 12'7" (5.74m x 3.84m)

A light and bright open plan space. uPVC double glazed windows to side and rear. Attractively presented, pale fitted carpet, space for small dining table and chairs plus additional informal seating, two large chrome column radiators, attractive wall lights.

Kitchen

11'1" x 9'5" (3.38m x 2.88m)

An attractive modern kitchen. uPVC double glazed window to side providing good natural light. White fitted kitchen, sink with half bowl and drainer, lever mixer tap. White halogen electric hob and oven, extractor, space for fridge/freezer and dishwasher. Countertop with seating for two, metro white tiling, downlighting, chrome column radiator, dark tiled flooring.

Inner Hallway

Access to bedroom three/dining room, access to fire escape and bathroom.

Bathroom

10'11" x 5'6" (max) further recess for large showe (3.35m x 1.70m (max) further recess for large showe)

A very well appointed bathroom with a modern three piece suite in white. Comprising contemporary panelled bath with mixer tap, wash basin and wc, built-in storage and concealed plumbing, large shower enclosure with rainfall shower and toughened shower screen in chrome. Mirror cabinet, attractive white tiling.

Bedroom 3

11'9" x 9'2" (3.59m x 2.80m)

A single bedroom. uPVC double glazed window to rear. Carpet, chrome column radiator, built-in wardrobe, loft access.

Second Floor

Carpet, uPVC double glazed window providing good natural light to the inner hallway.

Bedroom 1

11'8" x 9'11" (3.57m x 3.04m)

The larger of the two bedrooms. uPVC double glazed window. Carpet, chrome column radiator, large built-in wardrobe, attractively decorated.

Bedroom 2

9'11" x 9'3" (3.04m x 2.83m)

An ideal study/single bedroom. uPVC double glazed window to side. Carpet, column chrome radiator, large built-in wardrobe, store cupboard, decorated in white, door to remaining loft storage.

Outside

Off road parking for two cars, secure gated paved courtyard. Access to private front door.



Share of Freehold

Lease 999 years from 1st January 2020

No Maintenance Charge

Buildigs Insurance £400 p.a. (split between 1 and 3 - 62% no.1 and - 38% no. 3).

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 3ET

