



Lavernock Point offers over £90,000

- Council Tax C
- Set In An Enviably Position
- Excellent Condition Throughout
- Private Front Garden Space
- Uninterrupted Views Towards The Channel
- Cash Buyers Only
- Must Be Viewed
- On Site Amenities



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About the property

Marconi Holiday Village is the closest self catering accommodation site to Cardiff. It is ideally situated 2 miles from Penarth on elevated ground overlooking the Bristol Channel with lovely views extending from the Severn Bridge to the Somerset Coast with the beautiful skyline of Exmoor beyond.

On the village are a range of chalets, most with spectacular views over the Bristol channel . There is also an outdoor swimming pool and club house, which are open in the high season, whilst a shop and restaurants are situated in the nearby vicinity.

The Estate offers holidaymakers a haven of peace and quiet whilst at the same time being within easy travelling distance of the cultural and busy city of Cardiff. Local attractions within a 10 mile radius include Cardiff Bay, the Millennium Stadium, the internationally acclaimed Welsh Folk Museum, Cardiff Castle, National Museum, numerous cinemas, theatres, golf courses, nightclubs, various hotels, restaurants and large shopping malls.

This particularly well presented chalet is situated in an enviable position, benefitting from uninterrupted views over fields and over the Bristol Channel. The front garden is particularly special, providing a quiet and



Accommodation

Lounge/Dining & Kitchen

15' 8" x 15' 6" (4.78m x 4.72m)
Narrows to 11'10". Accessed via a double glazed stable door, double glazed bay window to front with views to the garden, open countryside and sea, double glazed windows to the rear, fitted with a quality range of White high gloss wall and base units with 'granite' style White worktops and splashbacks incorporating a circular stainless steel sink unit with mixer tap and drainer, integrated fridge, freezer and dishwasher, skirting spotlights, White laminate flooring, skimmed ceiling.

Bedroom One

10' 3" x 8' 1" (3.12m x 2.46m)
Accessed via sliding doors from the lounge. Double glazed window to front with spectacular views, radiator, White laminate flooring, skimmed ceiling, concealed opening to:

Dressing Room/Bed Two

7' 6" x 5' 7" (2.29m x 1.70m)
Double glazed window to rear, wall mounted combination boiler, hanging and shelving space, light, radiator, White laminate flooring.

Shower Room

6' 3" x 5' 6" (1.91m x 1.68m)

Double glazed window to the rear, fitted with a modern White quality three piece suite comprising a large double shower cubicle, fitted vanity unit to one wall with storage and inset wash hand basin, low level w.c., large vanity mirror, tiled walls, mirrored medicine cabinet, radiator, pvc ceiling.

Outside

Superb open countryside and sea views, an enclosed private garden with enclosed picket walling and gate access, shrub beds, laid to artificial grass for ease of maintenance.

Note

There is a new lease with 49 years remaining, communal parking, an annual maintenance charge of £2350 per year, the ground rent is £6 per year. Buyers must have a permanent residential address elsewhere. You are unable to use this property between 1 January and the 1 March.

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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