



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. 61.4 sq. metres (660.7 sq. feet)

**14 The Pinnacle**

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

**SHEPHERD SHARPE**



**14 The Pinnacle Trem Elai**

Penarth CF64 1TF

**£230,000**

A larger style two bedroom third floor apartment situated in this impressive purpose built apartment block, with great views looking out across towards Cardiff city, river and countryside beyond. A well laid out apartment which comprises hallway with large cupboard, bright and light open plan lounge/dining/kitchen, 'wrap' around balcony, two double bedrooms, en-suite shower room and bathroom. Immaculately presented, pale grey carpets, gas central heating, double glazing, allocated secure gated parking. Leasehold. NO FORWARD CHAIN.



Front door to hallway.

#### Hallway

A spacious hallway. Carpet, radiator, large airing cupboard with boiler and active extraction, neutral decoration. Oak effect veneered doors to all rooms.

#### Lounge/Dining/Kitchen

21'7" x 11'3" (6.60m x 3.45m)

A spacious bright and light room facing south west with corner glazing to one side and 'wrap' around balcony, double glazed full height window to dining and kitchen area. The living room is a lovely bright and light space, carpet and radiator. The kitchen is fitted to one end with cream units and contrast worktop. Integrated gas hob, electric oven, extractor, fridge, freezer, dishwasher and concealed Baxi combination boiler. Attractive tiled splashback, down lighting, tiled floor.



#### Balcony

A good sized 'wrap' around south west facing L shaped balcony with great views of the surrounding countryside, river, Cardiff Bay and city centre. Balustrade finished in metal and glass, non-slip flooring.

#### Bedroom 1

10'1" x 9'0" (3.08m x 2.76m)

A double bedroom. Double glazed window with views of Cardiff Bay, river and city centre, along with woodland and countryside beyond. Carpet, radiator, space for wardrobe, carpet, access to en-suite shower room.

#### En-Suite Shower Room

6'5" x 5'1" (1.98m x 1.56m)

Well finished and attractively presented with pale tiling to both floor and walls. Comprising large shower enclosure with shower fitting, contemporary wash hand basin and twin flush wc, all with chrome fittings. Mirror cabinet, shaver point, chrome ladder radiator, downlighters, extractor.



#### Bedroom 2

11'2" x 8'5" (3.41m x 2.57m)

A second double bedroom similar views to bedroom one. Carpet, radiator, neutral decoration.

#### Bathroom

6'11" x 5'5" (2.13m x 1.67m)

Contemporary three piece suite comprising panelled bath with shower attachment, wash hand basin with vanity unit beneath and twin flush wc, all with chrome fittings. Attractive pale tiling to walls and floor, chrome radiator, mirror cabinet, downlighters, extractor.



#### Outside

Communal grounds around the property which are maintained as part of the service agreement, access to the parking area via keypad operated security gates, allocated parking space, communal/recreation areas with seating.

#### Lease Details

Lease 125 years from 2010.

Ground Rent £250.00 p.a.

Maintenance/Service Charge £3,516.71 p.a. (24/25) paid half yearly.



Council Tax

Band E £2,596.01 p.a. (25/26)

Post Code

CF64 1TF

