

88 Beechwood Drive

Penarth, Vale of Glamorgan, CF64 3QZ



A first floor, two double bedroom flat in a popular location, in need of upgrading throughout but for sale with no onward chain and an excellent proposition for those looking for a renovation project. The property has its own front door on the ground floor and comprises the landing, living / dining room, kitchen, two double bedrooms and the bathroom. There is a private garden to the front and side along with the garage in a nearby block. The location is within a mile of the town centre, close to Cosmeston Lakes and The Old Penarthians rugby ground and on a main bus route. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£190,000

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Accommodation

Ground Floor

Hall

uPVC double-glazed front door and side panel. Fitted carpet. Central heating radiator. Built-in coats cupboard, which also houses electrical fuses. Stairs to the first floor.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to loft space with ladder. Built-in cupboard. Doors to the living room, both bedrooms and the bathroom.

Living Room 14' 5" x 12' 7" (4.4m x 3.83m)

Part of an open-plan living and dining space, adjacent to the kitchen, this room has a uPVC double-glazed window to the front, fitted carpet, fitted cupboards, two central heating radiators, power point and phone points.

Dining Area 7' 0" x 12' 0" (2.13m x 3.65m)

Open-plan from the living room, the dining space is next door to the kitchen and has a uPVC double-glazed sliding door to the back onto a Juliet balcony. Fitted carpet continued from the living room. Central heating radiator. Power points. Sliding door to the kitchen.

Kitchen 6' 5" x 12' 0" (1.95m x 3.67m)

Vinyl flooring and part tiled walls. Fitted kitchen comprising wall units and base units with wood-effect laminate work surfaces, integrated oven, four-zone electric hob and extractor hood. One and a half bowl composite sink with drainer. uPVC double-glazed window to the rear. Power points.

Bedroom 1 10' 3" x 12' 7" (3.12m x 3.83m)

Double bedroom with fitted wardrobes and a uPVC double-glazed window to the front. Central heating radiator. Power points. Fitted shelving. Fitted Venetian blind to the window.

Bedroom 2 8' 7" x 12' 1" (2.61m x 3.68m)

A second double bedroom, this time with a uPVC double-glazed window to the rear. Fitted wardrobe. Fitted carpet. Fixed shelving. Power point. Central heating radiator.

Bathroom 4' 8" x 9' 0" (1.43m x 2.74m)

Vinyl floor and fully tiled walls. Suite comprising a panelled bath with hand shower fitting, WC and pedestal sink. Fitted shelf unit and fitted bathroom cabinet with mirrored doors. Heated towel rail.

Outside

The property benefits from a lawned garden to the front and side along with a paved patio to the rear. There is also a garage in an adjacent block to the rear.

Additional Information

Tenure

The property is leasehold (CYM409381) with a term of 80 years from 26.06.2008 (62 remaining). The lease is currently in the process of being extended to 152 years from 26th June 2008.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £2009.93 for 2026/27.

Service Charge, Ground Rent & Buildings Insurance

There are no service charges applicable but as and when maintenance is required costs are split as a development.

The buildings insurance is £217.72 per annum.

There is a peppercorn ground rent.

Approximate Gross Internal Area

672 sq ft / 62.4 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











