



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

SHEPHERD SHARPE



Second Floor



Third Floor



Total area: approx. 84.8 sq. metres (913.0 sq. feet)
Flat 7, St Donats House

Flat 7, St Donats House Kymin Road

Penarth CF64 1AS

£229,950

A large two double bedroom maisonette style apartment situated in a select purpose built development close to all local amenities and town centre. Comprises entrance hall with useful storage cupboard, fitted kitchen, living/dining room with bar and balcony that has an elevated coastal view, two double bedrooms, bathroom and home office/study space. Well-kept communal gardens, parking to the front (Kymin Road) and rear, lockable store shed. Gas central heating, double glazing. Share of freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Communal hallway. Front door into hallway.

Hallway

12'4" x 9'1" (3.77m x 2.79m)

Understairs store cupboard, carpet, radiator. Stairs to first floor, doors to kitchen and living/dining room. Window to rear.

Living/Dining Room

18'2" x 12'4" (5.56m x 3.78m)

Good size living room with ample space for both lounge and dining furniture. Window to front and glazed door leading onto balcony, with sea views. Carpet, radiator.

Kitchen

12'4" x 6'8" (3.77m x 2.04m)

Window to rear. Fitted kitchen comprises a number of wall and base units, complimenting countertops, circular stainless steel sink. Induction hob, breakfast bar, space for plumbed white goods and fridge/freezer.

A carpeted first floor landing with two lights over stairwell leads to the following rooms and an airing cupboard with shelving, hanging space and radiator.

Home Office/Study

5'7" x 4'6" (1.72m x 1.39m)

Window to roof, carpet opening to landing.

Bedroom 1

11'8" x 10'2" (3.56m x 3.10m)

A good size double bedroom. Window to front. Carpet, radiator, built in mirrored wardrobes.

Bedroom 2

15'2" x 8'8" (4.64m x 2.66m)

Window to front. Carpet, radiator.

Bathroom

12'5" x 9'1" (3.81m x 2.79m)

Comprising walk-in shower, bath, wc, bidet and wash basin. Mix of marble and tiled walls, chrome ladder-style towel radiator. Large window to rear.

Communal Areas

Communal gardens, unallocated parking at rear, store shed with shelving.

Share of Freehold

Lease 999 years from 1st January 2004.

Maintenance/Service Charge £1,800 p.a. (includes buildings insurance, cleaning and lighting of communal areas, maintenance of communal gardens).

No Ground Rent.

No pets allowed.

Council Tax

Band E £2,763.66 p.a. (26/27)

Post Code

CF64 1AS

