

41 Gwent

Penarth, The Vale Of Glamorgan, CF64 1DY



A very well presented top floor (2nd floor and 3rd floor) maisonette with stunning views across Cardiff and the Bristol Channel. The property comprises the open plan living / dining / kitchen space on the initial level and two double bedrooms and a bathroom on the top level. There are full width, floor to ceiling windows on the first floor along and the main bedroom has access to the balcony. The property is located close to Penarth town centre and Marina,. The site has mature, gated communal gardens and plenty of unallocated parking. Viewing advised. EPC: C.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,300

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Accommodation

Lower Floor

Kitchen 12' 2" x 9' 10" (3.72m x 3m)

Part of an open plan living space on this first level, with a uPVC double glazed window to the front but views through the living room and over the Bristol Channel. Composite front door with double glazed panels. Wood effect laminate flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces and cream gloss cabinet doors. One and a half bowl stainless steel sink with drainer. Integrated appliances including an electric oven, four zone electric hob and an extractor hood. Freestanding washing machine. Wall mounted gas combination boiler. Power points.

Living / Dining Room 12' 2" x 18' 8" (3.72m x 5.7m)

A well-proportioned space with sitting and dining areas as well as the stairs to the upper floor. Wood effect laminate flooring continued from the kitchen. uPVC double glazed windows to the rear overlooking the Bristol Channel and Cardiff. Table and chairs will be staying

Upper Floor

Landing

Fitted carpet to the stairs and landing. Doors to the bedrooms and bathroom.

Bedroom 1 12' 2" x 13' 1" max (3.72m x 3.98m max)

A double bedroom with balcony and phenomenal views across Cardiff and the Bristol Channel. Fitted carpet. Power points. Central heating radiator. uPVC double glazed doors onto the balcony.

Bedroom 2 12' 2" x 10' 11" (3.71m x 3.34m)

A double bedroom with two uPVC double glazed windows to the front. Fitted carpet. Central heating radiator. Power points and TV point.

Bathroom 6' 5" x 6' 5" (1.96m x 1.96m)

Suite comprising a panelled bath with twin head mixer shower and glass screen, a pedestal sink and a WC. Tiled floor and part tiled walls. Recessed shelving. Extractor fan. Heated towel rail.

Outside

Balcony 11' 2" x 5' 1" (3.4m x 1.56m)

A well-proportioned balcony, with room for seating and with stunning water views across Cardiff and the Bristol Channel.

Communal Grounds and Parking

Northcliffe is a very well established development and has extensive unallocated off road parking. There is also a secure communal garden that is locked to non-residents at all times.

Additional Information

Availability

The property is available immediately, on anPart furnished basis, pending the successful completion of the application process. The items of furniture to remain at the property include a double bed with mattress, bedside tables, wardrobes in one bedroom, dining table and four chairs.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £2,009.93 for 2026/27.

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme

can be found on their site, www.tenancydepositscheme.com. A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

Affordability

In order to successfully complete the application process, an applicant must be able to prove a total annual income of £42,900 per year

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











