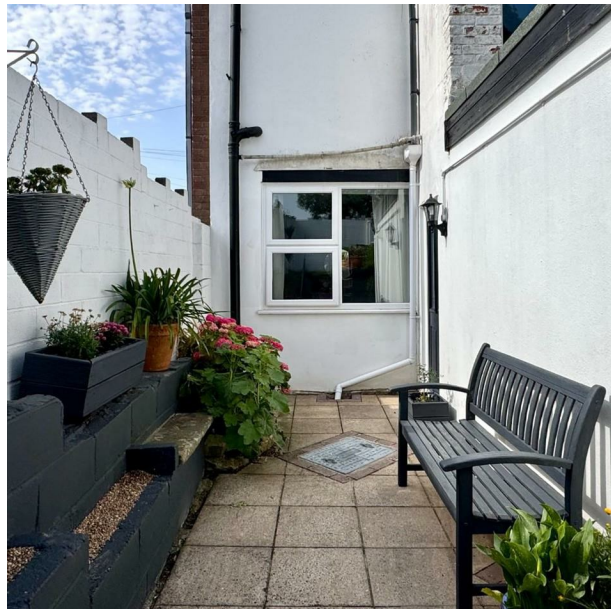


114B Plassey Street



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**



114B Plassey Street

Penarth CF64 1EQ

£249,950

A delightful two double bedroom ground floor garden flat situated in a pretty treeline road found in the centre of Penarth. The property has a private entrance from Plassey Square to a rear hallway with good storage cupboards, there is a lovely front facing lounge/dining room/kitchen, two spacious double bedrooms and well appointed bathroom with shower. Immaculate throughout, uPVC double glazing, gas central heating with combination boiler, high quality flooring. Pretty garden with pedestrian access to Plassey Square. Long leasehold.

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



New panelled glazed composite front door to a spacious private hallway.

#### Hallway

Bright and light hallway. Vinyl flooring, area for cloaks, radiator, two large cupboards with excellent storage.

#### Lounge/Dining/Kitchen

22'2" (into bay) x 15'1" (6.78m (into bay) x 4.62m)

A spacious and bright living/dining room. uPVC double glazed window to side and traditional style uPVC double glazed bay window to front. The kitchen has been renewed and upgraded in 2023, square edge worktops, built under sink with lever mixer tap. Induction hob, extractor, integrated fridge and freezer, space and plumbing for washing machine, boxed in Worcester Bosch combination boiler (2014 approx.). Plenty of useful storage cupboards, high ceiling, attractive contrasting tiled floor. Wide opening through to dining room. High quality laminate floor, radiator, beautifully presented throughout with contemporary decoration.

#### Bedroom 1

11'9" x 10'11" (3.60m x 3.35m)

A spacious double bedroom. New uPVC double glazed window looking onto courtyard and garden. Attractive traditional style panelling to one wall, vinyl floor, radiator, built-in wardrobe, neutral decoration.

#### Bedroom 2

11'1" x 10'0" (3.38m x 3.05m)

A large double bedroom. uPVC double glazed window to rear. Two radiators, high quality vinyl flooring, attractive presentation.

#### Bathroom

All finished in white. Comprising panelled bath with Triton electric shower over, wash basin and WC, all with chrome fittings. Chrome ladder radiator, modern lighting, vent Axia extraction, tiled floor, mirror with light.

#### Garden

The garden is flat and has the benefit of the whole of the rear garden, accessed from Plassey Square via a timber gate. Immediately outside the apartment is a pretty terrace, steps leading up to another tiered lawn and gravelled area, pretty seating area with mixed planting and pleasant outlook looking across Plassey Square.

#### Lease Details

Lease 999 years from 1983.

Ground rent £10 p.a. (includes business insurance).

Maintenance 50% service charge (with the first floor flat).

#### Additional Information

All uPVC double glazed windows were replaced approximately 10 years ago.

Worcester combination boiler 2014.

Kitchen replaced in 2023.

#### Council Tax

Band C £2,009.93 p.a. (26/27)

#### Post Code

CF64 1EQ

