49 Kingston House

John Batchelor Way, Penarth, Vale of Glamorgan, CF64 1SD









A very well-appointed second floor two double bedroom apartment with direct water views, in an attractive development right in the heart of Penarth Marina and just a short walk from all that it has to offer - from shops, to cafes and restaurants and the Cardiff Bay Barrage. The property is in excellent condition throughout and comprises an entrance hall with built-in storage, the living / dining room with feature curved wall and windows overlooking Cardiff Bay, the separate kitchen, two double bedrooms and two bathrooms including an en-suite to the main bedroom. The property benefits from an allocated parking space. Viewing is strongly advised in order to appreciate all that this property has to offer. EPC: B.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£315,000

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Accommodation

Entrance Hall
Fitted doormat and carpet. Doors to the living room, bedrooms and bathroom. Central heating radiator with cover. Dado rails. Power points. Built-in cupboard with fitted shelf and rail - this cupboard currently houses a dryer.

Living / Dining Room *19' 5" x 15' 7" (5.92m x 4.76m)*
An impressive living and dining room with curved feature wall and four uPVC double glazed windows - all with Venetian blinds - overlooking Cardiff Bay and providing very attractive water views. Coved ceiling. Fitted carpet. Two central heating radiators, one with a cover. Power points and TV point. Space for a dining table. Door into the kitchen.

Kitchen *7' 8" x 14' 10" (2.34m x 4.53m)*
This is a well-appointed kitchen, comprising of walls units and base units with slim-profile quartz work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor hood and dishwasher. Space for a fridge freezer and plumbing for a washing machine. Single bowl composite sink with drainer. Cupboard housing the gas combination boiler. Wood effect vinyl flooring. Part tiled walls. uPVC double glazed window with water views and Venetian blind. Power points. Tall central heating radiator.

Bedroom 1 *15' 9" x 9' 4" (4.79m x 2.85m)*
A spacious double bedroom with en-suite shower room and a uPVC double glazed window to one end that has water views. Fitted carpet. Central heating radiator with cover. Power points. Door to the en-suite.

En-Suite *4' 10" x 8' 8" (1.47m x 2.65m)*
Vinyl flooring and part tiled walls. Suite comprising of a large corner shower cubicle with twin head mixer shower, a WC and a sink with storage below. Fitted mirror with lights. Heated towel rail. Extractor fan. Fitted bathroom cabinet with mirrored doors.

Bedroom 2 *15' 3" x 9' 0" (4.66m x 2.74m)*
Another well-proportioned double bedroom with water views. Fitted carpet. Central heating radiator with cover. Power points.

Bathroom *6' 9" x 6' 4" (2.06m x 1.93m)*
Wood effect vinyl flooring and part tiled walls. A suite comprising of a panelled bath with mixer shower and glass screen, a WC and a sink with storage below. Heated towel rail. Extractor fan.

Outside

Parking
The property benefits from one allocated parking space.

Additional Information

Tenure
The property is leasehold (CYM883567) with a term of 125 years from 1st June 1997 (95 years remaining).

Council Tax Band
The Council Tax band for this property is E, which equates to a charge of £2763.66 for 2026/27.

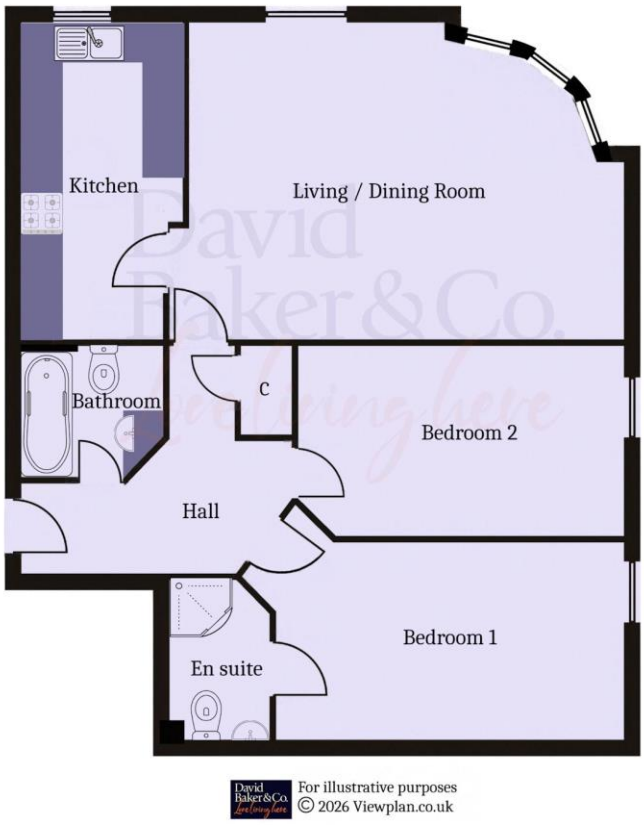
Approximate Gross Internal Area
853 sq ft / 79.2 sq m.

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

Energy Performance Certificate



Floor Plan



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