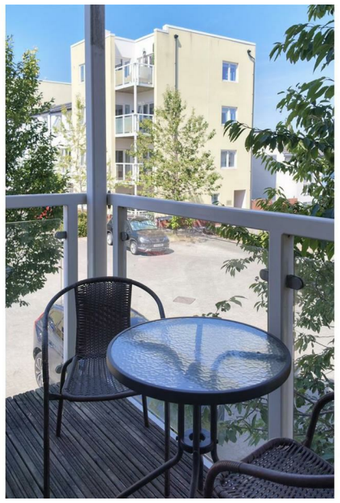


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

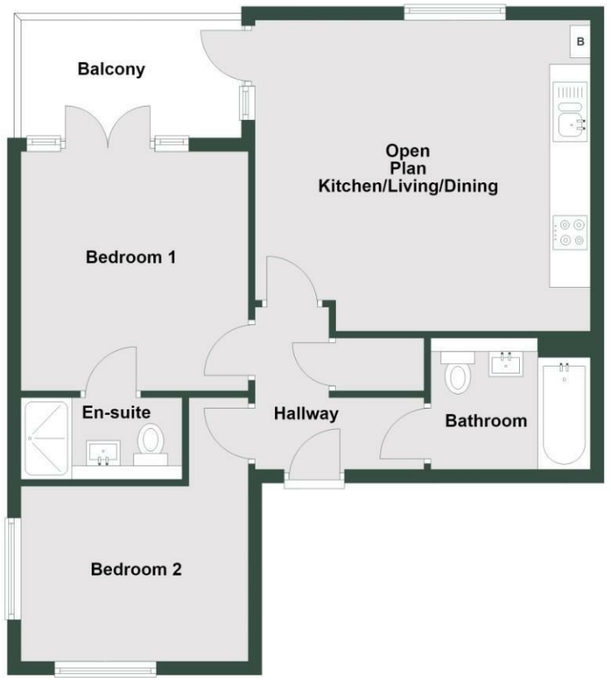
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

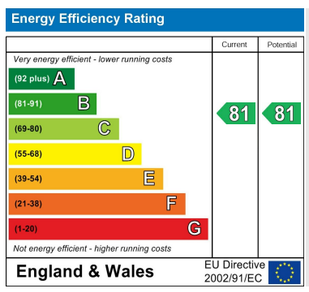
SHEPHERD SHARPE



First Floor



Total area: approx. 58.5 sq. metres (630.2 sq. feet)
2 Wain Close



2 Wain Close

Penarth CF64 1TJ

£179,950

A very well presented, modern purpose built first floor two double bedroom apartment close to the town centre and Penarth Marina. Comprises hallway, open plan living/dining/kitchen with balcony, two bedrooms, en-suite shower room and bathroom. Allocated parking space. Gas central heating, double glazing. Leasehold.

2 Wain Close



Front door to hallway.

Hallway
8'9" x 7'3" (2.69m x 2.21m)
Wood flooring, ceiling light, radiator, intercom phone system, store cupboard.

Open Plan Living/Dining/Kitchen
15'4" x 16'0" (4.68m x 4.90m)
Living/dining area with carpet, pendant light, radiator, access to walk-on balcony.
Kitchen area fitted with a range of modern wood effect units, two tone with a satin finish, stainless steel sink with half bowl and drainer, mixer tap. Decorative tiled splashback, integrated appliances to remain including fridge/freezer, Bosch oven, gas hob, Bosch dishwasher, access to Baxi combination boiler, tile effect vinyl flooring, pendant light over kitchen area. Large window to the front elevation.





Balcony
Timber flooring, metal and glass balustrade, open views.

Bedroom 1
12'5" x 10'5" (3.80m x 3.20m)
Carpet, pendant ceiling light, radiator. Double doors opening onto the balcony, door to en-suite.

En-Suite Shower Room
5'2" x 7'2" (1.60m x 2.20m)
Comprising double shower enclosure with sliding glass door, low level WC, wash hand basin with mixer tap. Pendant ceiling light, tile effect vinyl floor.





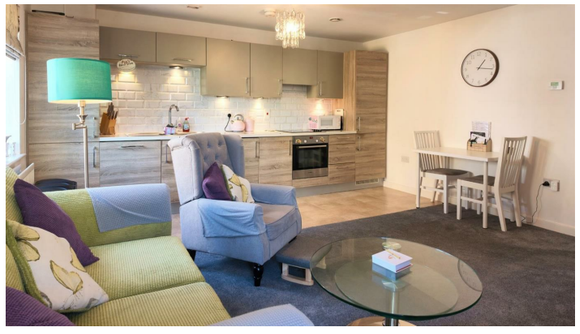
Bedroom 2
10'5" x 12'1" (3.20m x 3.70m)
Two windows to side. Carpet, pendant ceiling light, radiator.

Bathroom
7'7" x 7'3" (2.33m x 2.23m)
Comprising panelled bath with mixer tap and shower attachment, folding glass shower screen, low level WC and wash hand basin with mixer tap. Heated towel rail, pendant ceiling, extractor fan and vinyl flooring.



Outside
Allocated parking to front.

Lease Details
Lease 125 years from 1st January 2010.
Maintenance Charge £3,100 p.a.
Ground Rent £250 p.a.



Council Tax
Band e £2,763.66 p.a. (26/27)

Post Code
CF64 1TJ

