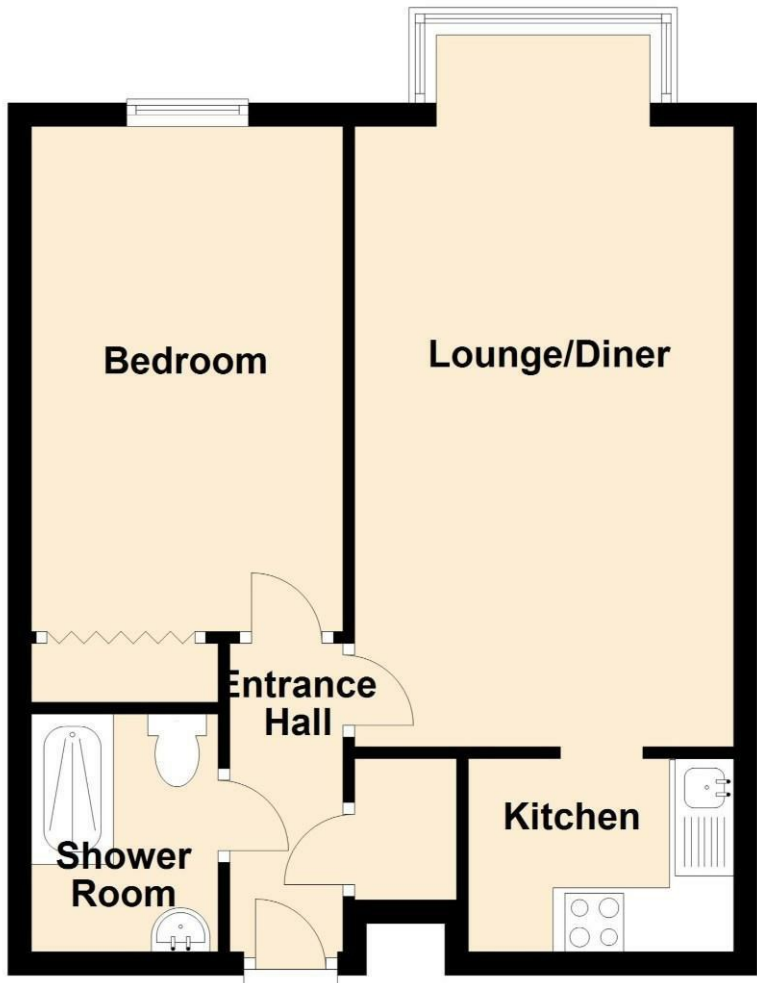




4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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



# 41 Homeside House Bradford Place

Penarth CF64 1NR

£125,000

Situated in this purpose built modern retirement development is this first floor one bedroom retirement apartment. It has views of Kymin woods and a short walk from the town centre. Comprises hallway with walk-in store cupboard, lounge/dining room, kitchen, double bedroom with built-in wardrobe and modernised shower room. Contemporary fittings, electric heating, carpets. The development is set in mature grounds has the additional benefit of a house manager, residents' lounge, laundry room and guest suite. Leasehold. NO FORWARD CHAIN.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>76</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |





Panelled door to communal hallway.

**Communal Hallway**  
Door to apartment.

**Hallway**  
Carpet, loft access, walk-in storage/airing cupboard with shelving, access to electric meter and fuse box, hot water tank. Moulded panelled doors to all rooms.

**Lounge/Dining Room**  
19'8" x 10'5" (6.0m x 3.20m)  
uPVC double glazed square bay window to one side looking onto Kymin woods. Carpet, storage radiator, traditional style fire surround with contemporary electric fire, alarm cord, entry phone, coved ceiling, archway through to kitchen.



**Kitchen**  
7'4" x 5'4" (2.24m x 1.63m)  
A compact but practical kitchen, four base units, three high level cupboards, sink and drainer. Integrated microwave and oven, electric hob, space for fridge/freezer, vinyl flooring, white tiling, alarm cord.

**Bedroom**  
14'1" x 8'10" (4.30m x 2.71m)  
uPVC double glazed window facing west looking onto Kymin woods. Carpet, storage radiator, mirror fronted wardrobe, alarm cord, coved ceiling.

**Shower Room**  
Formerly a bathroom now a contemporary shower room. Comprising large shower enclosure with electric shower, hand rail, low level wc, contemporary wash hand basin with lever mixer tap. White tiling, contrasting floor tile, wall lights, extractor, chrome towel rail.

**Outside**  
The property is set in wonderful mature grounds with great views of the Channel and pier. There is on site parking to the front of the development.

**Lease Details**  
Lease 99 years from 1986  
Ground Rent TBC  
Maintenance TBC

**Council Tax**  
Band D £2,261.18 p.a. (26/27)

**Postcode**  
CF64 1NR

