

# Flat 1, 29 Plymouth Road

Penarth, The Vale Of Glamorgan, CF64 3DA



A light, spacious ground floor one bedroom flat, located just a short walk from Penarth town centre and within easy reach of the sea front, parks and public transport links. Part of a stone-built Victorian house, the property comprises an entrance hall, large living room / fully fitted kitchen, a double bedroom and a bathroom with a walk in shower. Off road parking available to the front, plus additional shared storage. Available from 10th February EPC D

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

**Monthly Rental Of £800**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
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## **Accommodation**

### **Living Room / Kitchen** *18' 9" into bay x 15' 9" into recess (5.72m into bay x 4.81m into recess)*

An open plan living room and kitchen with large uPVC double glazed window to the side. Fitted carpet. Central heating radiator. Built in cupboard. Power, phone and TV points. The fitted kitchen has wall units and base units with laminate work surfaces, integrated appliances including an electric oven, four zone electric hob, extractor hood and washing machine as well as a one and a half bowl washing machine. From the living room there is access into the bedroom and shower room.

### **Bedroom** *14' 9" x 8' 8" into recess (4.5m x 2.64m into recess)*

Double bedroom with uPVC double glazed windows to the side and rear along with a door to the rear into the garden. Fitted carpet. Central heating radiator. Power points.

### **Bathroom** *7' 4" x 7' 1" (2.24m x 2.16m)*

A shower room with suite comprising a shower cubicle, WC and sink. Central heating radiator. Vinyl flooring. Extractor fan. Mirror and cabinet. Recessed lights.

## **Outside**

### **Communal Garden**

The property has use of a sizeable communal garden to the rear, laid to lawn.

## **Additional Information**

### **Availability and Furnishing Status**

The property is available immediately, subject to a successful completion of the application process. It is unfurnished, but does have kitchen appliances including an oven, hob, extractor hood and washing machine.

### **Council Tax Band**

The Council Tax band for this property is C, which equates to a charge of £1888.01 for 2025/26.

### **Approximate Gross Internal Area**

559 sq ft / 51.9 sq m.

### **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](http://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).

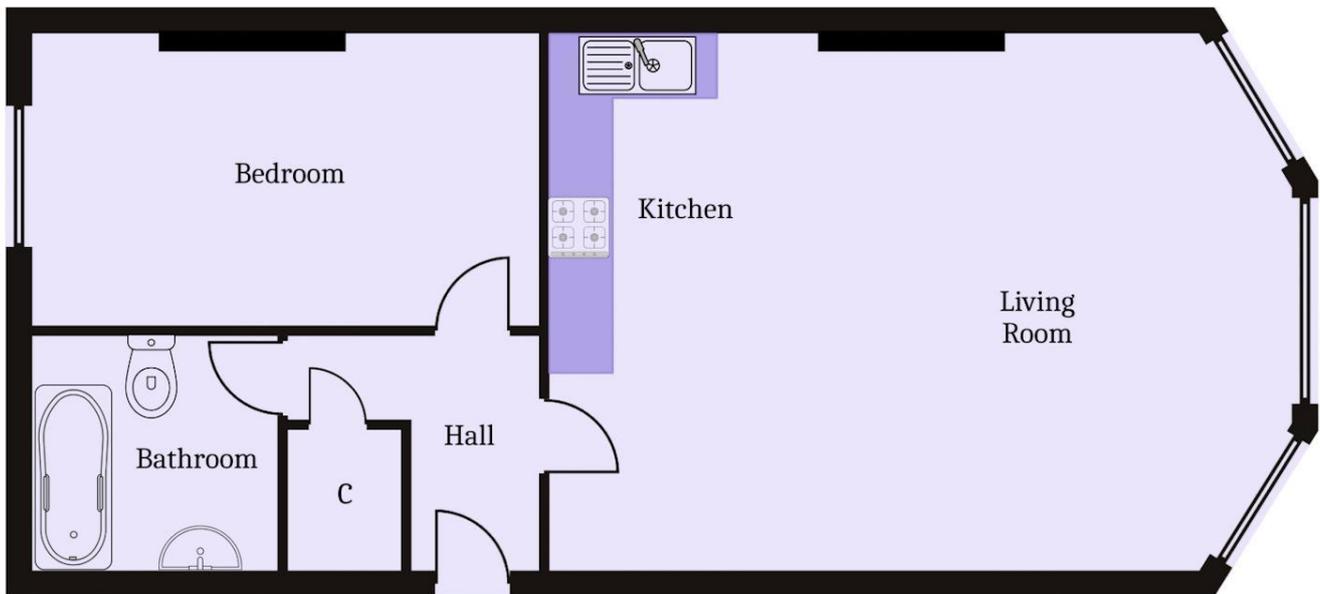
### **Affordability**

In order to successfully complete the application process, applicants must be able to prove combined earnings of £26,400.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



For illustrative purposes  
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