

18 Llwyn Passat

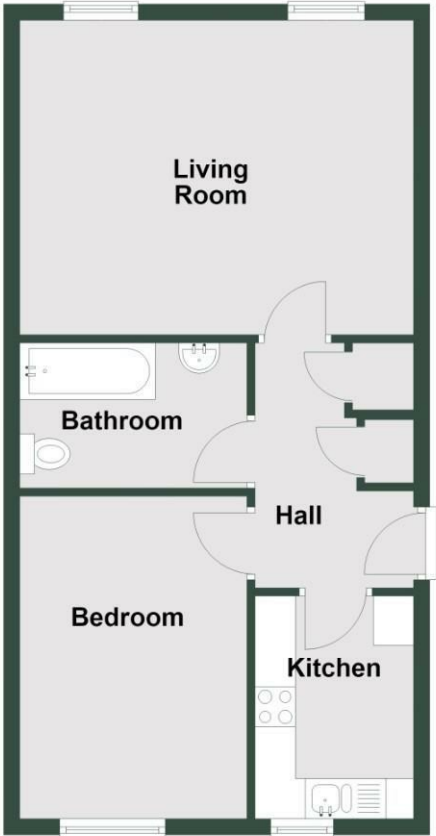


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Ground Floor



Total area: approx. 48.8 sq. metres (525.1 sq. feet)
18 Llwyn Passat

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		
	71	76
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



18 Llwyn Passat

Penarth Marina CF64 1SE

£159,950

A spacious second floor, one bedroom apartment with water views of both the marina and Cardiff Bay. Comprises communal entrance, second floor landing and hallway, door with private access the apartment, hallway, lounge, kitchen, bedroom and bathroom. Pretty communal gardens, allocated parking. uPVC double glazing, gas central heating. Leasehold.



Panelled front door to communal hallway and stairs to the second floor landing, inner hallway with access to apartment 18.

Front door to hallway.

Hallway

Area of cloaks, access to loft and fuse box, entry phone, carpet, radiator, deep cloaks cupboard, large store cupboard with radiator.

Lounge

15'11" x 12'9" (4.87m x 3.90m)

A spacious lounge. Two large uPVC double glazed windows with good views of the marina and Cardiff Bay. Attractively presented and decorated, carpets, radiator, high ceiling with coving.

Kitchen

9'0" x 6'10" (2.76m x 2.10m)

Comprising contemporary wooden shaker style kitchen with contrast worktop, sink and drainer with lever mixer tap. Gas hob, electric oven, extractor, plumbing for washing machine, space for fridge/freezer. Laminate wood effect vinyl flooring, tiled splashback, radiator, boxed in new Ideal Logic combination boiler. uPVC double glazed window to side with good view of the marina.

Bedroom

13'0" x 9'1" (3.98m x 2.78m)

A generous double bedroom. uPVC double glazed window to side with good view of marina. Recess for fitted wardrobe, carpet, radiator.

Bathroom

9'7" x 5'9" (2.94m x 1.76m)

A large modern bathroom. Comprising panelled bath with contemporary shower fitting and shower screen, wash basin with mixer tap inset to vanity unit with storage beneath, twin flush WC. Tiled splashback and floor, radiator, extractor, large loft access with retractable ladder (part boarded loft area), two eye level mirror cabinets.

Outside

Communal gardens, allocated parking space.

Lease Details

Lease 125 years from 1 June 1997

Ground Rent £77.50 p.a. (26/27)

Maintenance/Service Charge £1,652.90 p.a. (26/27)

Council Tax

Band D £2,261.18 p.a. (26/27)

Post Code

CF64 1SE

