02920 575 631
sales@olivia-louise.co.uk

Plymouth Road, Penarth, The Vale of Glamorgan. CF64 3DA

GUIDE PRICE £160000 - £170000

Share Of Freehold

SCAN ME

A beautifully presented one-bedroom top floor apartment situated within an attractive building of just eight homes on the sought-after Plymouth Road, Penarth. Offering stylish, low-maintenance living, this move-in-ready property is perfectly placed for the town centre, seafront and excellent transport links.

Stylish Top Floor Apartment in the Heart of Penarth

Guide Price £160,000 - £170,000

Situated within an attractive and well-maintained period building on the ever-popular Plymouth Road, this beautifully presented one-bedroom top floor apartment offers an exceptional opportunity for first-time buyers, professionals, downsizers or investors looking to secure a home in one of Penarth's most desirable locations.

Occupying the top floor of a building comprising just eight apartments, the property has been lovingly maintained and is ready for its next owner to move straight in and enjoy. Offering bright and well-proportioned accommodation, it combines comfort, practicality and an enviable lifestyle just moments from Penarth's vibrant town centre, picturesque seafront and excellent transport links into Cardiff.

Whether you're looking for a permanent residence, a lock-up-and-leave coastal retreat or an investment opportunity, this apartment delivers low-maintenance living in an outstanding location.

Managment information:

The apartment forms part of a resident-managed building, with all flat owners collectively owning and managing the communal areas through the management company.

The current monthly contribution for Flat 8 is £112.50, which includes:

- The property's apportioned share of the building insurance.
- An £85 monthly contribution towards the management company's maintenance fund, covering the ongoing upkeep of the communal areas and helping to build reserves for future repairs.

The building insurance contribution has remained consistently stable over recent years. Any changes to the monthly maintenance contribution are agreed collectively by the shareholders, ensuring all decisions are made in the best interests of the building. During the current owner's ownership, no additional or unexpected charges have been required, with the management fund remaining well maintained.

Responsibility for the communal entrance, staircase, exterior of the building and roof rests with the management company, while each individual flat owner is responsible for their own front door.

A Lifestyle Location

Perfectly positioned within walking distance of Penarth's thriving high street, independent cafés, restaurants, boutique shops and beautiful waterfront, this apartment offers the very best of coastal living with the convenience of Cardiff just a short journey away.

With its move-in-ready condition, well-managed building and sought-after location, this is a fantastic opportunity to enjoy everything Penarth has to offer from day one.

Contact the Olivia Louise Team today to arrange your viewing of this exceptional home:
Call us today on **02920 575 631**
Email: sales@olivia-louise.co.uk

Should you require we can connect you with trusted mortgage advisers to help you explore the best options.

ADDITIONAL INFORMATION:

Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

Our Final Thoughts

A fantastic opportunity to secure a beautifully positioned home within one of Penarth’s most desirable locations. This top floor apartment offers the perfect balance of convenience, comfort and low-maintenance living, making it an ideal choice for first-time buyers, professionals, downsizers or those looking for a smart investment in a sought-after coastal town.

With its move-in-ready presentation, well-managed building, affordable ongoing costs and enviable location just moments from Penarth’s cafés, shops, seafront and excellent transport links, this is a property that allows you to simply move in, settle down and enjoy everything this wonderful area has to offer.

Outside Space & Entrance

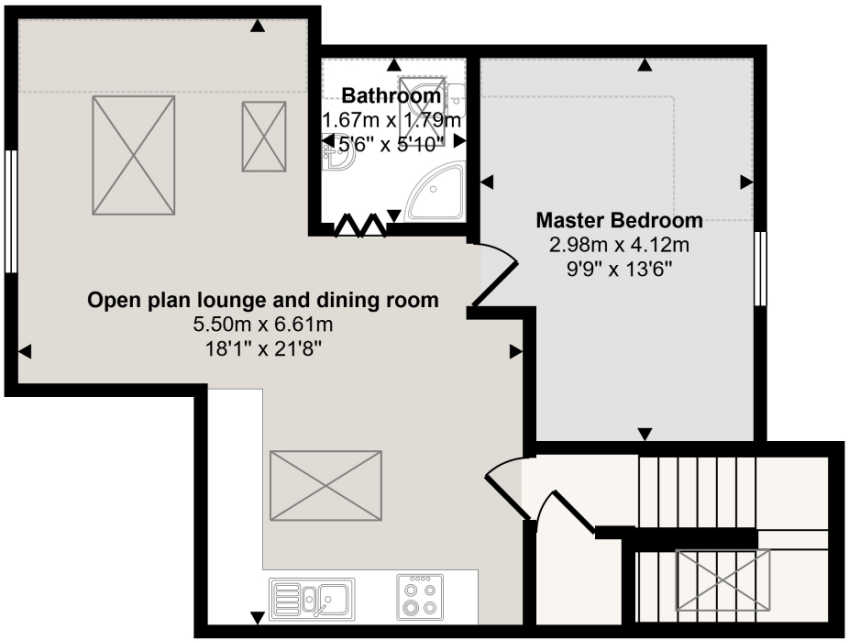
Approached via the well-maintained communal entrance, the building provides a welcoming first impression with access to the staircase leading to the upper floors. Situated on the top floor, the space benefits from a sense of privacy and tranquillity, away from the hustle and bustle of everyday life. The communal areas, exterior and roof are managed by the resident-owned management company, ensuring the building continues to be well cared for.

Open Plan Lounge, Kitchen & Dining Room
6.61m x 5.50m (260' 3" x 216' 6")
A bright and inviting open-plan living space designed perfectly for modern apartment living. The room offers a versatile layout with clearly defined areas for relaxing, dining and entertaining, creating a sociable environment ideal for both everyday living and hosting guests. The kitchen is seamlessly incorporated into the space, providing a practical yet stylish setting with everything needed for contemporary living. Natural light enhances the room, creating a warm and welcoming atmosphere throughout.

Primary Bedroom
4.12m x 2.98m (162' 2" x 117' 4")
A comfortable and well-proportioned double bedroom offering a peaceful retreat at the end of the day. The room provides ample space for bedroom furnishings and benefits from a calm setting, making it a relaxing space to unwind. A versatile room that would suit a range of furniture layouts and personal styles.

Bathroom
1.79m x 1.67m (70' 6" x 65' 9")
The modern bathroom provides a clean and functional space, fitted with a contemporary suite and finished in neutral tones to complement the apartments overall style. Offering a practical area for both everyday routines and relaxation, the room completes the accommodation perfectly.

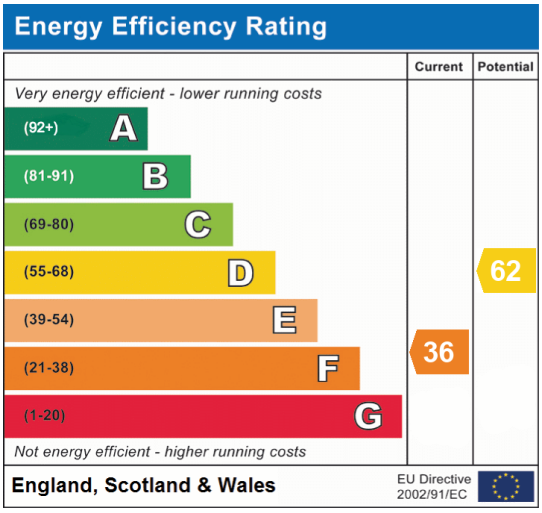
Approx Gross Internal Area
47 sq m / 507 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Address: 31 Plymouth Road, CF64

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.