

19 The Landings

Penarth, Vale of Glamorgan, CF64 1SR



A spacious two bedroom top floor flat, located in a popular development with a share of the freehold and close to a number of local amenities including the pub, cafe, restaurants, supermarket, Cardiff Bay Barrage and the Pont-y-Werin footbridge as well as Cogan train station with access into Cardiff. The accommodation comprises a porch and entrance hall, living / dining room, kitchen, two double bedrooms and a bathroom. The property benefits from one allocated parking space and there is an excellent provision for visitor parking on site. Of further benefit is a very reasonable service charge. Viewing strongly advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£220,000

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Accommodation

Porch 3' 9" x 4' 7" (1.15m x 1.39m)

Front door and an inner door to the hallway. Useful storage space for coats and shoes.

Hallway

Fitted carpet. Two built-in cupboards, one with a central heating radiator.

Living / Dining Room 12' 9" max x 16' 1" max (3.88m max x 4.9m max)

A spacious living and dining space with dual aspect having uPVC double glazed windows on two sides. Fitted carpet. Two central heating radiators. Power points and TV point.

Kitchen 9' 4" x 11' 11" (2.84m x 3.62m)

Vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Freestanding washing machine and dishwasher. Space for a fridge freezer. One and a half bowl stainless steel sink with drainer. Part tiled walls. Wall mounted gas combination boiler. uPVC double glazed window to the side which overlooks the park and Marina. Power points. Central heating radiator.

Bedroom 1 15' 1" x 10' 4" (4.61m x 3.14m)

A large double bedroom with uPVC double glazed window overlooking woodland. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 9' 3" max x 12' 9" (2.82m max x 3.88m)

The second double bedroom, this time on the other side of the flat and with a uPVC double glazed window overlooking the park and with views of the park. Fitted carpet. Central heating radiator. Power points.

Bathroom 8' 11" x 8' 5" (2.73m x 2.57m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and screen, a pedestal sink and a WC. Velux window. Heated towel rail. Shaver point. Extractor fan.

Outside

Parking

The property has one allocated parking space and the site has many visitors spaces.

Additional Information

Tenure

The property is leasehold (CYM76391) with a term of 999 years from 1st January 1998 (971 years remaining) and a share of the freehold (CYM89935).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2261.18 for 2026/27.

Service Charge

We have been informed by the sellers that the current service charge is £1,027.55 per year.

Approximate Gross Internal Area

803 sq ft / 74.6 sq m.

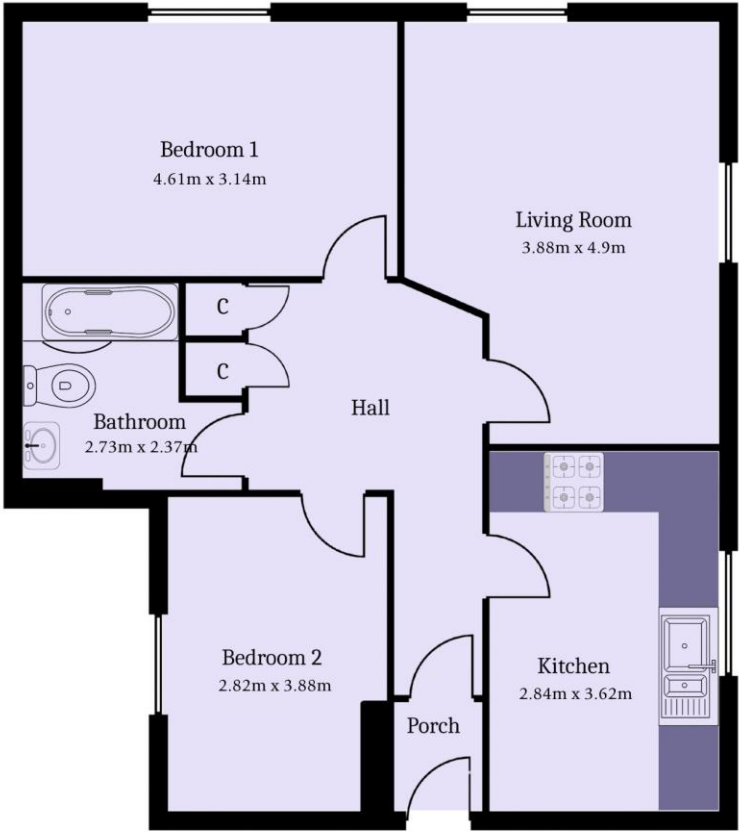
Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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