

31 The Landings

Penarth, Vale of Glamorgan, CF64 1SR



A spacious top floor two bedroom flat, in a popular development in Penarth Marina and ideal for first time buyers, investors and downsizers alike. Comprising the porch and entrance hall, living room, kitchen, two bedrooms and bathroom. In good order throughout and with scope for upgrading and change. The location is ideal to access everything Penarth Marina has to offer and is still conveniently close to Penarth town centre, the Cardiff Bay Barrage and road and rail links to Cardiff and the M4. Sold with no onward chain. Viewing advised. EPC: C.

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

Offers Over £200,000

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Accommodation

Porch 4' 1" x 3' 10" (1.24m x 1.17m)

Engineered wood flooring. Outer and inner doors.

Hall

Engineered wood flooring. Two built-in cupboards. Central heating radiator. Power points. Doors to all rooms.

Living Room 12' 9" x 16' 1" (3.89m x 4.89m)

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

Kitchen 9' 3" x 12' 0" (2.82m x 3.65m)

Vinyl tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and an extractor hood. Recess for counter level fridge freezer. Plumbing for washing machine. Wall mounted gas combination boiler. One and a half bowl stainless steel sink with drainer. uPVC double glazed window. Part tiled walls. Power points. Central heating radiator. Space for a dining table and chairs.

Bedroom 1 15' 2" into wardrobes x 10' 5" (4.63m into wardrobes x 3.18m)

Double bedroom with uPVC double glazed window and fitted wardrobes to one wall. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 9' 2" max x 13' 0" max (2.79m max x 3.95m max)

A second double bedroom. Fitted carpet. uPVC double glazed window. Central heating radiator. Power points.

Bathroom 8' 11" to doorway x 8' 4" (2.73m to doorway x 2.53m)

Vinyl tiled flooring to match the kitchen. Suite comprising a bath with mixer shower and glass screen, a WC and a sink with storage below. Part tiled walls. Heated towel rail. Velux window. Extractor fan.

Outside

The property has one allocated parking space.

Additional Information

Tenure

The property is held on a leasehold basis (CYM770844) with 999 years to run from 1st January 1998 (972 remaining) and a share of the freehold (CYM89935).

Service Charge and Ground Rent

We have been informed by the seller that the current service charge is £949.96 per annum. There is no ground rent.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Utilities

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

Approximate Gross Internal Area

849 sq ft / 78.9 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan







