First Floor Flat, 27 Plymouth Road

Penarth, Vale of Glamorgan, CF64 3DA

A well presented and very spacious two bedroom first floor flat with garden, close to the town centre in this attractive Victorian property. Comprising a spacious hallway, large lounge, kitchen / diner two bedrooms and a well appointed bathroom. The propeerty further benefits from an private garden to the rear with a westerly aspect, and is held on a lease with a share of the freehold. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£350,000

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Accommodation

Communal Hall
A spacious communal hall with plenty of original features. Side door out to the garden and stairs up to the first floor, with front door into the flat.

Entrance Hall
Laminate floor. Original dado rail and moulded coved ceiling. Power points. Doors to all rooms.

Lounge *16' 11" into recess x 19' 3" into bay (5.15m into recess x 5.88m into bay)*
A large reception room to the front of the property with feature uPVC double glazed sash bay window. Wood burning stove with slate hearth. Power and TV points. Central heating. Original picture rails and moulded coved ceiling. Bespoke fitted shelving unit.

Kitchen / Diner *11' 9" maximum x 13' 6" (3.58m maximum x 4.11m)*
Dual aspect kitchen with dining space. Tiled floor. Fitted kitchen with wall units, base units and a full height larder cupboard, all with shaker style doors. Contrasting laminate work surfaces. Integrated appliances including a four burner gas hob, electric oven, fridge freezer, washing machine and dishwasher. Single bowl composite sink with drainer. Part tiled walls. Dining space for table and chairs. Matching fitted cupboard housing the gas boiler. Original moulded coved ceiling. Power points. Central heating radiator. uPVC double glazed sash window to the front with fitted Venetian blind, and a further uPVC double glazed window to the side, again with Venetian blind.

Bedroom 1 *14' 9" x 13' 11" (4.49m x 4.24m)*
A large double bedroom with uPVC double glazed windows to the side and rear. Fitted carpet. Original picture rails, moulded coved ceiling and fireplace with cast iron grate, wooden surround and a tiled hearth. Central heating radiator. Power points.

Bedroom 2 *6' 5" x 14' 0" (1.96m x 4.26m)*
Fitted carpet. uPVC double glazed window to the rear. Central heating radiator. Power points. Coved ceiling.

Bathroom *6' 2" x 10' 3" (1.87m x 3.12m)*
A stylish modern bathroom with suite comprising a curved panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Period style heated towel rail. Coved ceiling. uPVC double glazed window to the rear. Tiled floor and part tiled walls.

Outside
A door from the communal ground floor entrance hall leads out to the garden. The garden for Flat 2 is at the rear of the plot and there is a pathway owned by flat 2 that provides access. Timber shed. Westerly aspect. Original stone walls. Mature trees.

Additional Information

Tenure
We have been informed by the vendor that the property is held on a 999 year lease with a share of the freehold.

Service Charge / Insurance
We have been informed by the vendor that there is currently no service charge, but buildings insurance and minor maintenance are paid for centrally through payments of £75.00 per month per flat.

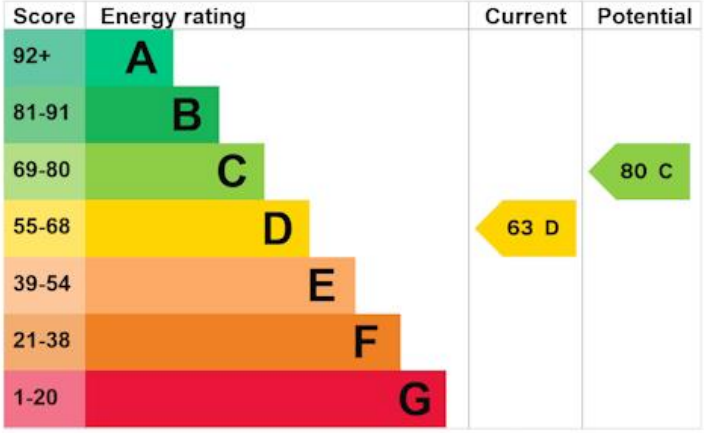
Council Tax Band
The Council Tax band for this property is D which equates to a charge of £2124.01 for the year 2025/26.

Approximate Gross Internal Area
861 sq ft / 80 sq m.

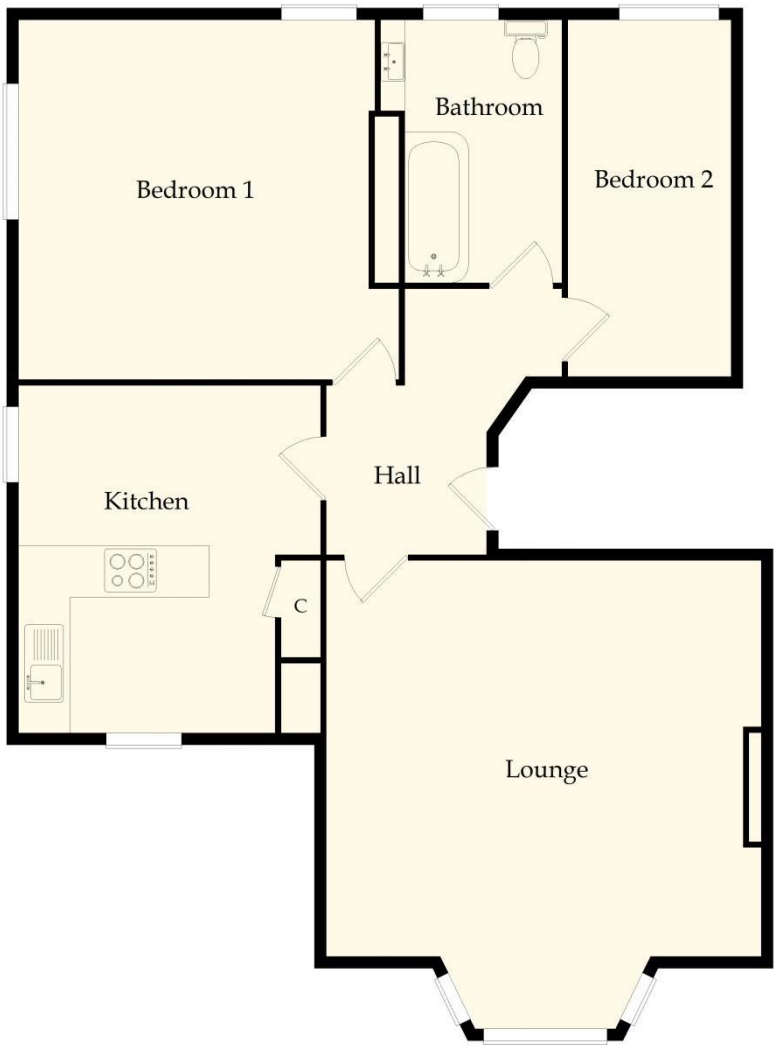
Utilities

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

Energy Performance Certificate



Floor Plan



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