

7 Glynne Tower

Bridgeman Road, Penarth, Vale of Glamorgan, CF64 3AW



A spacious four bedroom penthouse apartment, fully upgraded and with stunning views across the Bristol Channel from two balconies as well as the main living space and bedroom. The property is in excellent condition throughout having been reconfigured and upgraded by the current owners as well as being recently re-carpeted. The accommodation comprises a spacious entrance hall with potential for dining, the living room which is open plan to the kitchen, three double bedrooms, a study which could also be a double bedroom, two bathrooms and an additional WC. The property benefits from off road parking and a garage as well as use of the communal gardens and swimming pool. Viewing is strongly advised. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£950,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Landing

Accessed from the communal staircase and also with a dedicated lift. This area provides useful additional storage space and has the front door into the entrance hall.

Entrance Hall 12' 8" x 16' 10" to doorway (3.85m x 5.13m to doorway)

A large, welcoming entrance hall with excellent fitted storage and offering access into all main rooms. The space has potential as a formal dining area. There is a new fitted carpet, recessed lights, central heating radiator, power points and coved ceiling. Two built-in cupboards.

Kitchen

A re-located and upgraded kitchen that now forms part of an impressive kitchen / dining / living space that takes advantage of the Channel Views. The Wren kitchen comprises a range of wall units and base units with bespoke Corian work tops and integrated Bosch appliances including an electric oven, combi-microwave, four zone induction hob, dishwasher, under counter fridge and freezer. One and a half bowl Corian and steel sink with drainer and a instant hot water tap. Quickstep LVT flooring throughout. Power points. Double glazed door onto the balcony. Open to the living space. Recessed lights. Coved ceiling.

Lounge 16' 10" max x 16' 10" max (5.14m max x 5.14m max)

An octagonal sitting room with views to all sides. Fitted carpet. Central heating radiator and gas fire. uPVC double glazed windows to three of the sides with panoramic views over the Channel. There is also a double glazed door to the side onto the roof terrace. Coved ceiling. Recessed lights. Power and TV points.

Bedroom 1 14' 8" max x 18' 9" to door (4.46m max x 5.71m to door)

A large double bedroom with fitted wardrobes, an en-suite bathroom and direct access onto the balcony with views over the Bristol Channel. Recessed lights. Two central heating radiators. Power points. Door to the en-suite.

En-Suite 11' 9" into recess x 7' 8" (3.58m into recess x 2.33m)

A well-appointed en-suite bathroom with a suite comprising a corner bath, Roca toilet and a wash stand with quartz worktop, basin and storage below. Fitted wall cabinet. Heated towel rail. tiled walls. Recessed lights. Extractor fan. uPVC double glazed window to the side.

Bedroom 2 10' 5" x 18' 6" (3.17m x 5.65m)

A double bedroom with uPVC double glazed window to the front. Fitted carpet. Built-in cupboards. Recessed lights. Coved ceiling. Fitted roller blind to the window. Central heating radiator. Power points.

Bedroom 3 10' 5" x 16' 7" (3.18m x 5.06m)

A third well-proportioned double bedroom, once again with a uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Coved ceiling. Fitted roller blind to the window. Power points.

Bedroom 4 / Study

This was originally the kitchen, but has been reconfigured and now provides a very spacious study, a snug sitting room, a fourth bedroom or a combination of all. Fitted carpet. uPVC double glazed windows and door to the side onto the roof terrace - with views of the Channel including Flat Holm and Steep Holm. Coved ceiling. Central heating radiator. Power points.

Bathroom 12' 0" max x 8' 4" max (3.67m max x 2.54m max)

Stylishly finished with tiled walls and floor, the main bathrooms comprises a walk-in shower with Aqualisa shower, WC and sink with storage below. Utility cupboard with plumbing for a washing machine. Electric under floor heating. uPVC double glazed window to the side. Fitted wall cabinet. Extractor fan.

WC 2' 7" x 4' 8" (0.8m x 1.42m)

Tiled floor and part tiled walls. WC and sink with storage below. Recessed lights. Extractor fan.

Outside

Balcony 12' 1" x 3' 4" (3.69m x 1.02m)

A balcony accessed from the kitchen / diner and with stunning views across the Bristol Channel and Windsor Gardens.

Terrace 8' 6" x 17' 1" max (2.58m x 5.2m max)

A south facing roof terrace accessed from the living room and study. There are views towards the Bristol Channel and Bridgeman Road, with a sunny southerly aspect. Electric awning.

Garage

Double garage with boarded storage loft and access steps in place.

Additional Information

Tenure

The property is leasehold (WA699691) with 999 years to run from 31st October 1993 (966 years remaining). The vendor has a share of the Freehold, with the other owners who form Glynne Tower (Penarth) Ltd Managing Company.

Service Charge and Ground Rent

We have been informed by the sellers that there is an annual service charge of ££6,330, paid quarterly. There is a peppercorn ground rent and currently no sinking fund payments.

Council Tax

The Council Tax band for this property is H, which equates to a charge of £4522.36 for 2026/27.

Approximate Gross Internal Area

2012 sq ft / 186.9 sq m.

Utilities

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

EWS1 Category

The property has a valid EWS1 certificate and is rated as B1.

Energy Performance Certificate

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

Floor Plan

















