

# Flat 4, 49 Plymouth Road

Penarth, Vale of Glamorgan, CF64 3DD



A completely renovated second floor, two bedroom apartment located close to Penarth town centre and with convenient access to the Railway Path and the Esplanade and Pier. The property benefits from having a long lease, a share of the freehold and has its own private front door. The living accommodation comprises the entrance porch with stairs directly up to the second floor. There is then a spacious and attractive dual aspect living room with dining space, a kitchen with dining space, the two double bedrooms and a large bathroom. There is access to off road parking, and the renovation work has included a re-wire, new central heating system, new kitchen, bathroom, floor coverings and decoration including new plastering. Viewing advised. EPC: D.

**David  
Baker & Co.**

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**Offers Over £350,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Porch**

A private porch, with its own wooden glazed panel front door. Wood effect LVT flooring. Under stair cupboard, along with additional coat, shoe and bag storage space. Stairs to the second floor, laid to carpet and with two original wooden sash windows, a built-in cupboard and central heating radiator.

### **Second Floor**

#### **Landing / Hall**

Fitted carpet. High vaulted ceiling with exposed beams and Velux window. Power points. Doors to all rooms.

#### **Living Room 23' 4" max x 12' 8" max (7.1m max x 3.86m max)**

A spacious living and dining room, with dual aspect having a uPVC double glazed window to the rear and four original wooden sash windows to the side. The windows all give pleasant leafy views over the surrounding area. Fitted carpet. Vertical central heating radiator. Wood burning stove. Power points and TV point. Hatch to loft space. Recessed lights.

#### **Kitchen 12' 5" x 13' 5" (3.79m x 4.08m)**

This is a very stylish kitchen with dining space and a uPVC double glazed window to the rear. Wood effect luxury vinyl tiled (LVT) flooring. Fitted kitchen comprising wall units and base units with wooden work surfaces. Integrated appliances including an electric oven, four zone induction hob, extractor hood, fridge freezer, dishwasher and washing machine. Twin bowl ceramic sink with mixer tap. Tiled splashbacks. Central heating. Feature lighting. Power points.

#### **Bedroom 1 14' 3" x 13' 11" (4.35m x 4.25m)**

The first of two very well proportioned double bedrooms to the front of the property. Fitted carpet. Central heating radiator. Two original wooden sash windows with fitted shutters. Extensive fitted wardrobes. Power points and TV point. Recessed lighting. Exposed roof beams.

#### **Bedroom 2 14' 2" x 13' 5" (4.32m x 4.08m)**

Double bedroom with two wooden sash windows to the front. Fitted carpet. Recessed lighting. Central heating radiator. Power points.

#### **Bathroom 8' 1" x 9' 5" (2.46m x 2.88m)**

A well appointed bathroom with suite comprising a P-shaped panelled bath with mixer shower and curved glass screen, pedestal sink and WC. Central heating radiator. uPVC double glazed window to the side. Built-in cupboard with gas combination boiler. Part tiled walls. Recessed linen cupboard. Wood effect LVT flooring.

### **Outside**

#### **Parking Area**

The property has access to parking in the communal area to the rear of the development. There is also a wooded store shed in the parking area for use of Flat 4.

#### **Side Area**

The flat has a small entrance area to the side which is paved and leading up to the front door of the entrance porch.

Additional Information

Tenure

The property is leasehold (CYM647297) with 999 years from the 6th January 2015 (989 years remaining) and a share of the freehold (WA234433).

Council Tax Band

The Council Tax band for the property is E, which equates to a charge of £2,763.66 for 2026/27.

Service Charge and Ground Rent

We have been informed by the seller that the service charge is currently £250 per quarter / £1000 annually and that there is no ground rent payable. The service charge covers maintenance of the building as well as buildings insurance.

Approximate Gross Internal Area

1153 sq ft / 107.1 sq m

Utilities

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

Roof

The roof of the building has been replaced in 2025.

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Floor Plan

















