

37 Llwyn Passat



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE

Ground Floor



Total area: approx. 62.1 sq. metres (668.2 sq. feet)  
**37 Llwyn Passat**



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Penarth Marina CF64 1SE

£205,000

A two double bedroom ground floor apartment offering well balanced accommodation enjoying direct views over the marina basin. Comprises hallway, living/dining room, kitchen, two double bedrooms and recently upgraded shower room. Allocated parking space, communal garden. Gas central heating. Leasehold.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





Communal hallway with stairwell access to all floors.

Front door to private hallway.

**Private Hallway**  
13'7" x 8'7" (4.15m x 2.62m)

Laminate flooring, two pendant ceiling lights, radiator, telephone point, intercom, fuse board, large storage cupboard with hanging rail, shelf and safe (to remain).

**Living/Dining Room**  
14'8" x 14'5" (4.48m x 4.41m)

Windows to front and side overlooking the communal gardens and views of the marina. Laminate flooring, wall mounted uplight, two radiators. Door to kitchen.

**Kitchen**  
6'10" x 12'0" (2.10m x 3.68m)

A range of traditionally style wood wall and base mounted units, roll top worktops, stainless steel sink and drainer with mixer tap and drainer. Gas hob, oven and grill, plumbing and space for white goods, tiles splashbacks, vinyl flooring. Window to front with marina views.

**Bedroom 1**  
9'10" x 13'10" (3.01m x 4.23m )

Large arched window with side views. Carpet, built-in wardrobes, radiator.

**Bedroom 2**  
11'2" x 12'7" (3.42m x 3.86m)

Two windows overlooking the marina basin to the front. Carpet, radiator.

**Shower Room**  
6'11" x 6'3" (2.12m x 1.93m)

Comprising a walk-in double shower enclosure, wash basin with mixer tap inset to vanity unit with storage beneath, comfort level WC. Stylish flooring, panelled walls, spotlights, extractor fan, heated towel rail.

**Outside**  
Well kept communal lawns with established planting, allocated parking bay directly outside the entrance with additional visitor bays and parking close by.

**Lease Details**  
Lease 125 years from 1 June 1997  
Maintenance £2,115.50 p.a.  
Ground Rent £128 p.a.

**Council Tax**  
Band E £2,763.66 p.a. (26/27)

**Post Code**  
CF64 1SE

