30 Uppercliff Close

Penarth, Vale of Glamorgan, CF64 1BE









A very spacious two bedroom ground floor (from the road) flat with exceptional views across the Bristol Channel, for sale with no onward chain and providing convenient access into Penarth town centre. The property comprises and porch and entrance hall, living / dining room, kitchen, two double bedrooms and a bathroom. It requires upgrading throughout but offers excellent potential for first time buyers, downsizers and investors alike. Viewing advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£200,000

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Accommodation

Porch *2' 11" x 2' 11" (0.9m x 0.9m)*
Wooden front door and an inner door to the hall. Built-in cupboard. Wood effect laminate flooring.

Hall
Wood effect laminate flooring. Central heating radiator. Doors to all rooms. Built-in cupboard with fitted shelving. Power point.

Living Room *14' 11" x 14' 0" (4.54m x 4.27m)*
Original wood block flooring. uPVC double glazed window and sliding doors onto the balcony, which give superb panoramic views across the Bristol Channel and towards the Severn bridges. Coved ceiling. Central heating radiator. Power points and data point.

Kitchen *10' 6" x 7' 7" (3.2m x 2.31m)*
Tiled floor and fully tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor hood and dishwasher. Freestanding washing machine. Space for a tall fridge freezer. Single bowl stainless steel sink with drainer. Wall mounted Worcester Bosch gas combination boiler. uPVC double glazed window to the front with fitted blind. Power points.

Bedroom 1 *13' 0" plus wardrobes x 10' 4" plus wardrobes (3.96m plus wardrobes x 3.15m plus wardrobes)*
A spacious double bedroom, with two levels and extensive fitted wardrobes with mirrored doors, as well as drawer units and a dressing table. Wood effect laminate flooring. uPVC double glazed window with excellent water views. Central heating radiator. Power points. Fitted mirror.

Bedroom 2 *14' 11" x 9' 6" max (4.55m x 2.9m max)*
A second double bedroom of very good proportions. Wood effect laminate flooring. uPVC double glazed window to the front. Central heating radiator. Power points.

Bathroom *9' 10" x 4' 11" (3m x 1.51m)*
Vinyl flooring and tiled walls. Suite comprising a panelled bath with electric shower, a WC and a pedestal sink. uPVC double glazed window to the front.

Outside

Balcony *3' 2" x 8' 5" (0.96m x 2.57m)*
A balcony accessed from the living room and with direct water views.

Garage *8' 8" x 15' 0" (2.64m x 4.57m)*
A single garage with up and over garage door, electric light and power points.

Additional Information

Tenure
The property is leasehold (WA131053) with an extended term of 990 years from June 2026 (990 years remaining).

Council Tax Band
The Council Tax band for this property is D, which equates to a charge of £2261.18 for 2026/27.

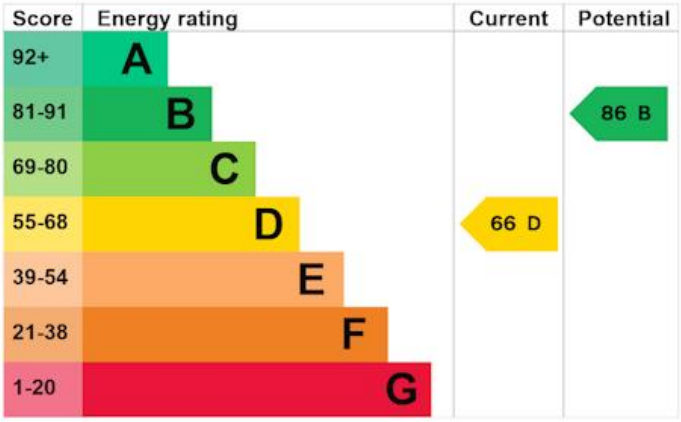
Service Charge and Ground Rent
We have been informed by the seller that there is a peppercorn ground rent, and a service charge of £960 per annum, which covers basic maintenance of the building as well as buildings insurance.

Approximate Gross Internal Area
745 sq ft / 69.2m sq m.

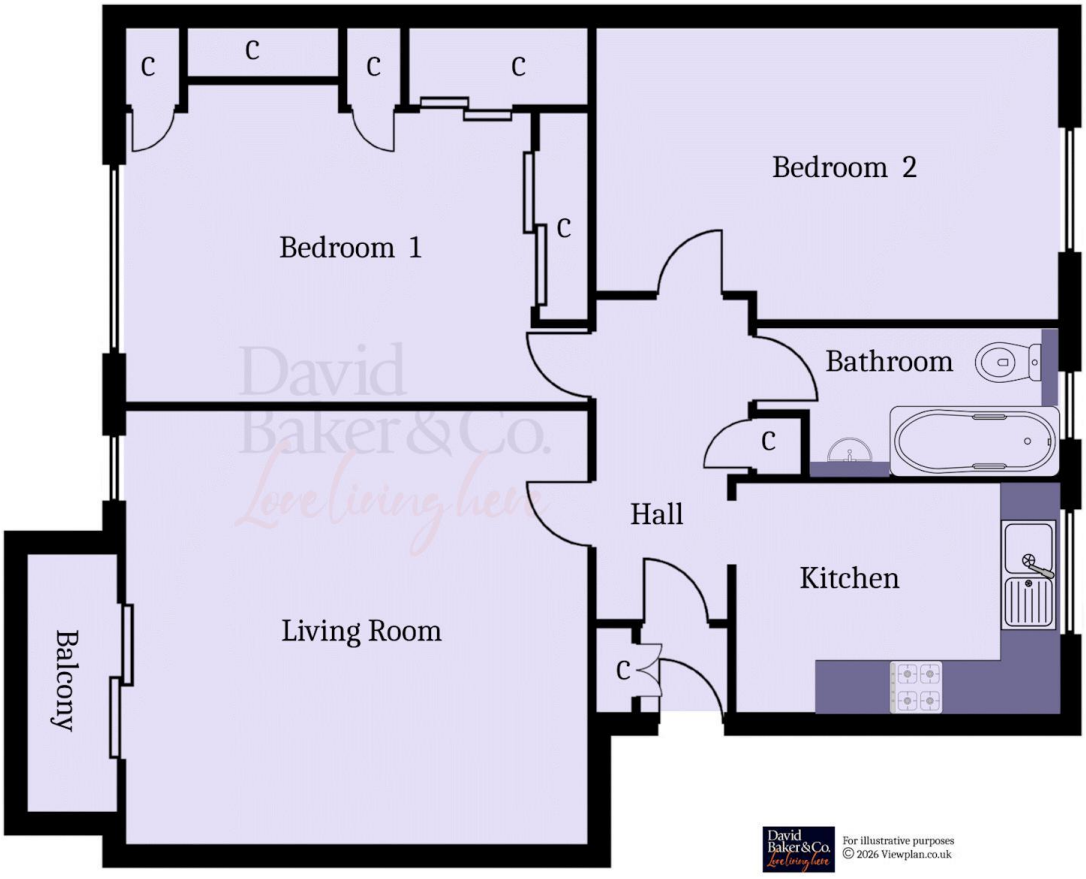
Utilities

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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