23 Clwyd

Penarth, Vale of Glamorgan, CF64 1DZ









A first floor two bedroom flat in a popular development close to Penarth town centre, Marina and Cardiff Bay Barrage while being in catchment for Albert Road Primary School and Stanwell School. The property has a balcony with stunning views across the Bristol Channel, and comprises of the hallway with built-in storage, an open plan kitchen / dining / living space, two bedrooms and the bathroom. The development has attractive, gated communal gardens for use of all residents and extensive unallocated parking. Owned on a long 999 year lease with a share of the freehold. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£225,000

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Accommodation

Ground Floor

Hall
Composite front door with double glazed panels. Fitted carpet. Built-in coat store area. Doors to the living room, bedrooms and bathroom. Central heating radiator. Power points.

Living Room *12' 2" into recess x 14' 5" (3.7m into recess x 4.39m)*
Part of an open plan living space with kitchen. This room enjoys views out over the Bristol Channel through the double glazed sliding doors that open onto the balcony. Fitted carpet. Central heating radiator. Coved ceiling. Power points and TV point. Fitted wall lights.

Kitchen *12' 2" into recess x 10' 7" (3.7m into recess x 3.22m)*
Part tiled walls and a tiled floor - with electric under floor heating. Fitted kitchen comprising of wall units and base units with white gloss doors and wood effect work surfaces. Integrated appliances including an electric oven and grill, four zone electric hob, extractor hood, dishwasher and washing machine. Recess for a tall fridge freezer. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the front. Coved ceiling. Power points.

Bedroom 1 *12' 2" x 13' 4" to doorway (3.71m x 4.06m to doorway)*
Double bedroom with floor to ceiling uPVC double glazed windows and doors onto a Juliet balcony and with stunning water views across the Bristol Channel. Fitted carpet. Built-in wardrobe. Central heating radiator. Coved ceiling. Power points.

Bedroom 2 *8' 10" x 8' 11" (2.68m x 2.72m)*
Double bedroom with uPVC double glazed window to the front. Fitted carpet. Coved ceiling. Central heating radiator. Power points.

Bathroom *7' 5" x 7' 4" (2.27m x 2.23m)*
Tiled floor with under floor heating, and fully tiled walls. Built-in cupboard with fitted shelving. Suite comprising a large walk-in shower with twin head mixer shower and a vanity with WC, sink and storage. Heated towel rail. Fitted mirror with lights. Extractor fan.

Outside

Store
There is an store cupboard next to the front door, containing the gas combination boiler, shelves and power points. This is very useful additional utility space.

Balcony *11' 1" x 5' 7" (3.38m x 1.7m)*
The property benefits from a balcony, accessed from the living room and with very impressive views across Cardiff and the Bristol Channel. Two outdoor heaters.

Communal Grounds and Parking
Northcliffe is a very well established development and has extensive unallocated off road parking. There is also a secure communal garden that is locked to non-residents at all times.

Additional Information

Tenure
The property is leasehold (CYM680692) with a term of 999 years from 21 December 2015 (988 remaining), with a share of the management company which in turn owns the freehold.

Council Tax Band
The Council Tax band for this property is C, which equates to a charge of £2009.93 for 2026/27.

Service Charge and Ground Rent
We have been informed that the current service charge is £155 per month / £1860 per year. There is no ground rent payable.

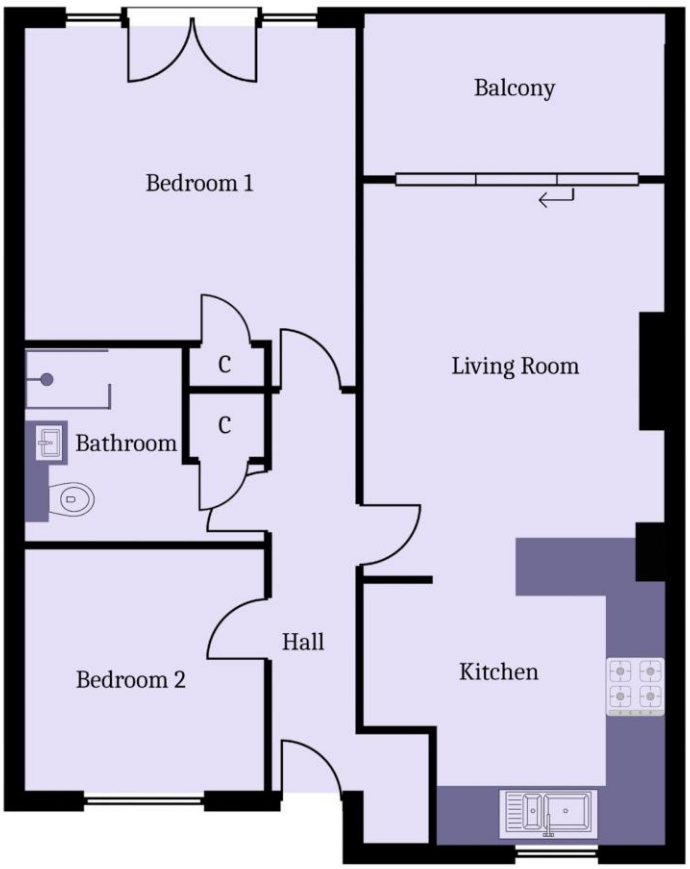
Approximate Gross Internal Area
601 sq ft / 55.8 sq m.

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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