

# Flat 1A St Maeburne, 15 Marine Parade

Penarth, The Vale Of Glamorgan, CF64 3BG



A spacious ground floor flat in a large, very attractive Victorian detached residence close to the Cliff Tops and within easy reach of The Esplanade and Penarth town centre. The accommodation comprises an entrance hall, an impressive original wood-panelled living room, kitchen, two bedrooms and a bathroom with additional WC. The property has two dedicated parking spaces as well as access to a landscaped communal garden. Viewing is advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£485,000**

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## **Accommodation**

### **Hall**

Wooden front door from the communal hall, with leaded window above. Herringbone wood block flooring and fitted carpets. Built-in cupboard. Doors to the two bedrooms, living room, kitchen and bathroom. Door entry phone.

### **Living Room 23' 5" into bay x 15' 11" (7.13m into bay x 4.86m)**

A very large, elegant living room with original wood panelled walls and stone fireplace with carved wood surround. uPVC double glazed bay window to the front overlooking the communal garden. Power points and TV point.

### **Kitchen 6' 9" x 9' 1" (2.07m x 2.77m)**

Vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces and matching splashbacks. Integrated appliances including an electric oven and grill, four zone electric hob and an extractor hood. Recess for a tall fridge freezer and plumbing for a dishwasher. One and a half bowl stainless steel sink with drainer. Part tiled walls. Power points. Recessed lights. Additional extractor fan. Velux window and a uPVC double glazed panelled door to the side. The kitchen opens into a breakfast area and utility space

### **Breakfast / Utility Room 19' 3" x 4' 9" (5.87m x 1.45m)**

Vinyl flooring continued from the kitchen. Fitted wall units and base units with laminate work surfaces and breakfast bar with matching splashbacks. Original exposed stone wall. Velux window and uPVC double glazed window to the side. Plumbing for washing machine and dryer. Single bowl stainless steel sink. Power points. Back door that leads to the garden, which has a small store.

### **Bedroom 1 16' 10" x 12' 6" (5.12m x 3.81m)**

A spacious double bedroom with dual aspect having a uPVC double glazed sash window to the side as well as a uPVC double glazed window and door to the front onto the communal garden. Fitted carpet. Two fitted wardrobes and a high level cupboard. Central heating radiator. Power points. Door to the WC.

### **WC 5' 3" x 3' 7" (1.6m x 1.1m)**

Tiled floor. WC and pedestal sink. Extractor fan.

### **Bedroom 2 13' 9" x 8' 0" (4.19m x 2.43m)**

A well-proportioned bedroom, ideal as a home office or even as a cosy TV snug depending on your requirements. Fitted carpet. uPVC double glazed window to the front onto the communal garden. Central heating radiator. Power points.

### **Bathroom 5' 6" x 12' 8" (1.67m x 3.86m)**

Vinyl floor and tiled walls. Suite comprising a curved panelled bath with mixer shower and glass screen, a WC and a pedestal sink. Built-in low level cupboard and an airing cupboard with hot water cylinder and fitted shelving. Heated towel rail. Wall cabinet with mirrored doors. Recessed lights. Extractor fan. uPVC double glazed sash window to the side.

## **Outside**

### **Parking**

The property benefits from having two allocated parking spaces.

### **Communal Grounds**

St Maeburn is set on a large plot with an attractively landscaped garden to the front, laid to lawn, paving and stone chippings and with a central water feature. There are beautiful original stone walls and mature planting throughout.

## Additional Information

### Tenure

The property is leasehold (CYM594438) with 125 years to run from 1st February 2004 (105 remaining). There is also a share of the freehold (WA660929).

### Council Tax

The Council Tax band for this property is F, which equates to a charge of £3068.02 for 2025/26.

### Service Charge and Ground Rent

We have been informed by the seller that the service charge is currently £3000 per year, paid monthly. There is no ground rent.

### Approximate Gross Internal Area

1048 sq ft / 97.4 sq m.

### Utilities

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

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan





















