

5 Vista Court

Northcliffe Drive, Penarth, Vale of Glamorgan, CF64 1DW



A purpose built ground floor flat with stunning sea views, close to Penarth town centre and within easy reach of Belle Vue Park and Penarth Marina. The property has been renovated in recent times and has new windows and a new boiler. The accommodation comprises the entrance hall with storage, a living / dining room, separate kitchen, two bedrooms and the bathroom. There is an allocated parking space and the property benefits from a sizeable terraced garden laid to paved patio and artificial grass, that has commanding view across Cardiff Bay and Cardiff while also taking in the Bristol Channel. One allocated parking space. The property is ideal for a wide range of buyers and viewing is highly recommended. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£315,000

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Accommodation

Hall

uPVC double glazed front door. Tiled floor. Central heating radiator. Under stair cupboard. Coved ceiling. Recessed lights. Doors to the living room, bedrooms and bathroom. Power points.

Living / Dining Room 15' 11" x 12' 1" (4.86m x 3.68m)

A large living and dining room next to the kitchen and with uPVC double glazed sliding doors that give access to the garden and very impressive panoramic views over Cardiff. Fitted carpet. Two central heating radiators. Power points and TV point. Coved ceiling. Recessed lights. Door to the kitchen.

Kitchen 9' 9" x 7' 4" (2.97m x 2.24m)

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood and fridge freezer. Plumbing for washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear with stunning water views over Cardiff. Power points. Central heating radiator. Coved ceiling. Recessed lights.

Bedroom 1 16' 1" x 8' 11" (4.91m x 2.73m)

A spacious double bedroom with uPVC double glazed window to the front and fitted wardrobes. Fitted carpet. Central heating radiator. Recessed lights. Coved ceiling. Venetian blinds to the window. Power points and TV point.

Bedroom 2 10' 6" x 6' 11" (3.19m x 2.11m)

A other well proportioned bedroom, this time a single but ideal as a study. Fitted carpet. uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Power points. Coved ceiling. Recessed lights.

Bathroom 5' 7" x 7' 5" (1.69m x 2.26m)

A fully tiled bathroom with suite comprising a panelled bath with mixer shower, a WC and a sink with storage below. Fitted mirror with lights. uPVC double glazed window to the side. Extractor fan. Recessed lights. Heated towel rail.

Outside

Garden

A private garden laid to both paving and artificial grass, overlooking Cardiff Bay and Cardiff itself. This is an excellent garden accessed from the main living room and one that provides ample space for sitting and dining. The garden is also accessed down the side of the flat, with a secure gate and fence. There are outside power points.

Parking

The property benefits from one allocated parking space.

Additional Information

Tenure

The property is leasehold, with a 999 year lease from 1st January 2004 (977 remaining).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2763.66 for 2026/27.

Service Charge

We have been informed by the sellers that the service charge is currently £900 per annum. There is no ground rent.

Approximate Gross Internal Area

596 sq ft / 55.4 sq m.

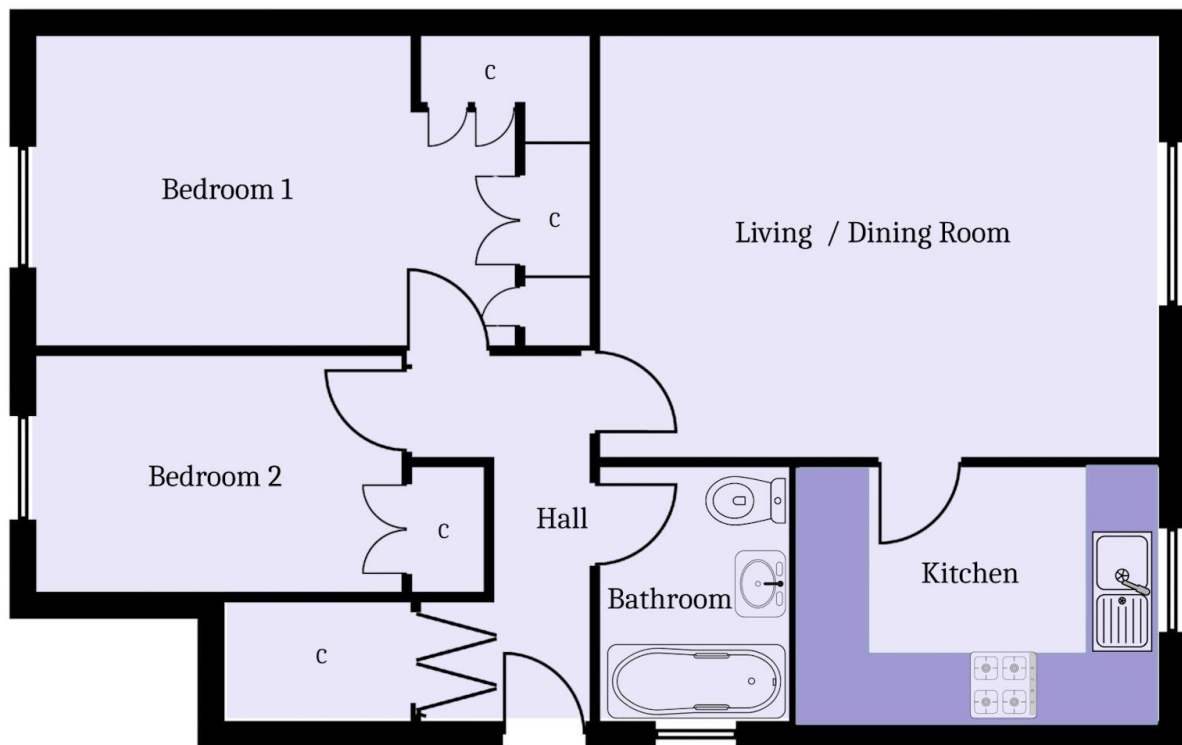
Utilities

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

Energy Performance Certificate

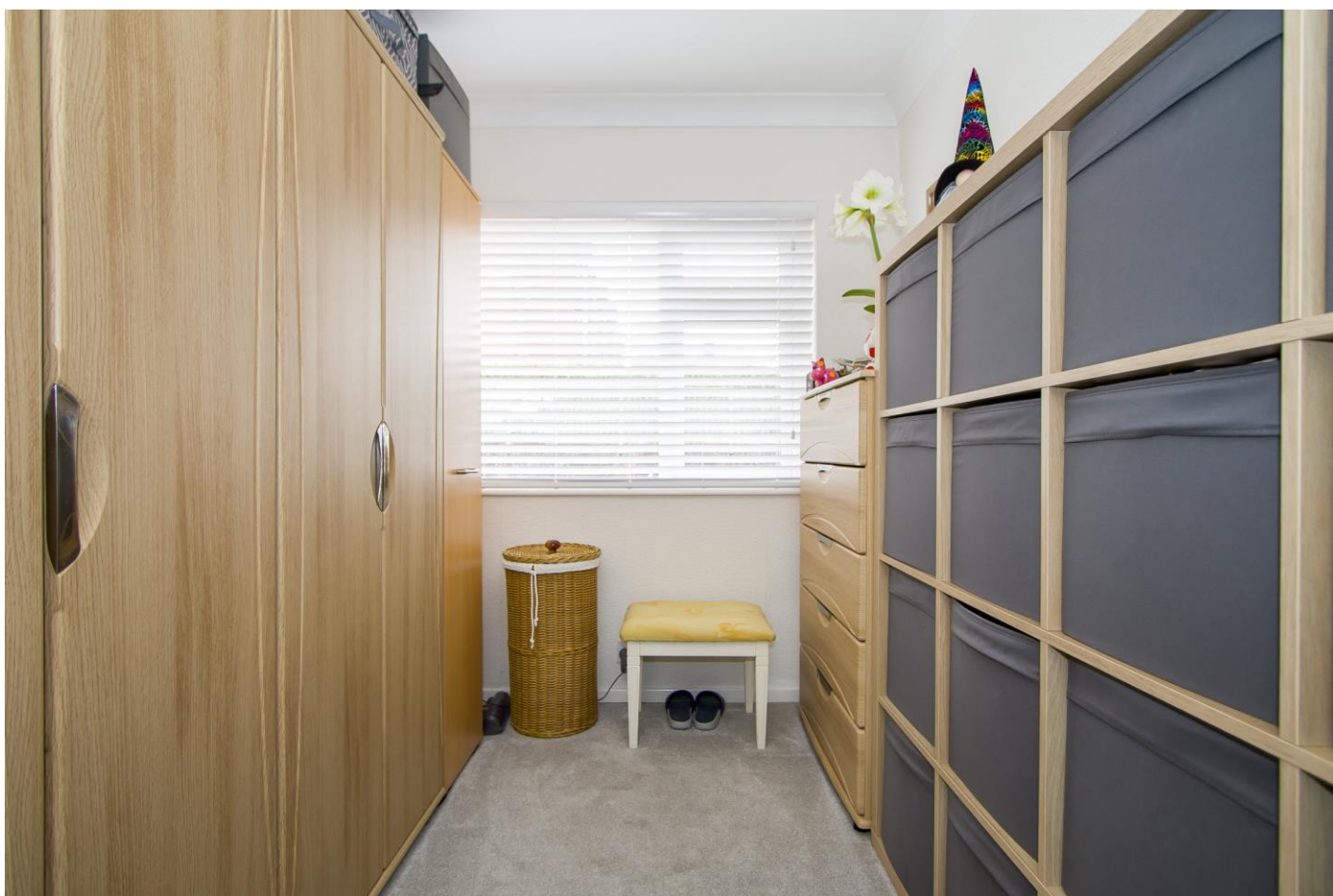
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











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