

22 Pearse Close

Penarth, Vale of Glamorgan, CF64 1TH



A well-appointed modern two bedroom ground floor flat with open plan living area, a spacious terrace and an allocated parking space. This property is ideal for first time buyers, downsizers and investors and comprises the open plan kitchen / living space, two bedrooms and the shower room. It is very nicely presented and is in excellent condition throughout. The location is close to Plassey Square Park while being only a short walk from Penarth town centre and Dingle Road train station. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£175,000

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Accommodation

Hall 8' 6" x 8' 2" (2.59m x 2.49m)

LBT flooring that runs through the whole apartment. Doors to all rooms. Built-in cupboard. Central heating radiator. Door entry phone. Power points and phone point.

Living / Dining / Kitchen 15' 4" x 15' 11" (4.67m x 4.85m)

An open plan living and dining space with kitchen, having a dual aspect with wooden double glazed windows to one side and a matching door and window on the other that opens onto the terrace. The kitchen comprises a range of fitted wall units and base units with laminate work surfaces and matching upstands. There is a tall cupboard that houses the gas combination boiler. Integrated appliances include an electric oven, four burner gas hob, extractor hood, fridge freezer and washing machine. The room has space for living and dining furniture including a table and chairs, has a central heating radiator, power, TV and data points. There are fitted vertical blinds to the window and the floor is laid to LVT continued from the hall.

Bedroom 1 11' 2" x 10' 3" (3.4m x 3.13m)

A double bedroom with wooden double glazed windows and door that opens onto the terrace. Wood effect LVT flooring. Central heating radiator. Power points and TV points. Vertical blinds to the windows and door.

Bedroom 2 7' 1" x 10' 3" (2.15m x 3.12m)

A large single room with wooden double glazed window to the side - with fitted vertical blinds. LVT flooring. Central heating radiator. Power points.

Bathroom 7' 3" x 7' 6" (2.22m x 2.29m)

LVT flooring continued from the hall. Suite comprising a shower cubicle with mixer shower, a WC and a sink. Large fitted mirror. Heated towel rail. Extractor fan. Shaver point. Fitted wall cabinet with mirrored doors.

Outside

Terrace

A decked terrace with painted steel railings. Space for a table and chairs and well as potted plants. Outside light.

Parking

The property has one allocated parking space

Additional Information

Tenure

The property is leasehold (615853) with 125 years from 1st January 2010 (108 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 and Ground Rent

We have been informed by the seller that the service charge varies between £2,500 and £3,000 per year. The ground rent is £250 per year.

Approximate Gross Internal Area

549 sq ft / 51.0 sq m.

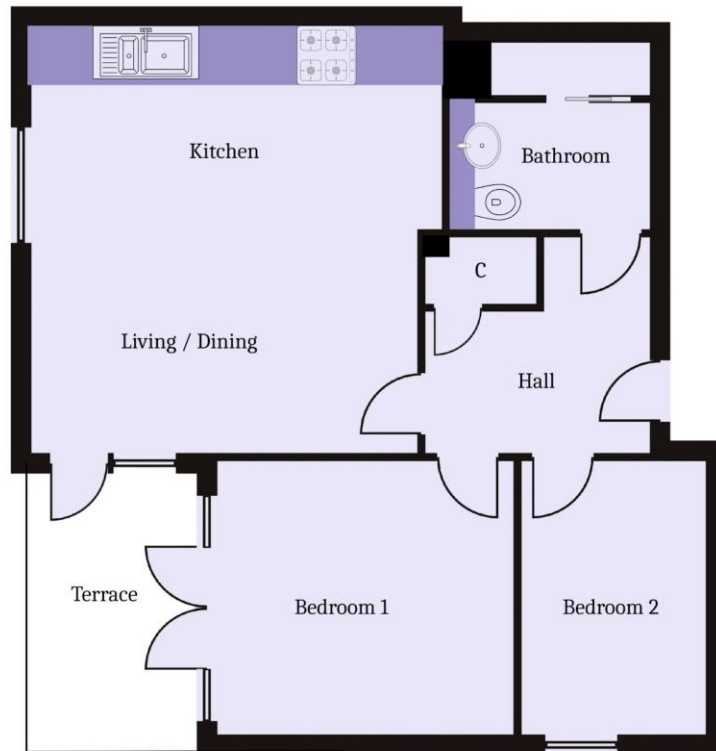
Utilities

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	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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