



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

Ground Floor



Total area: approx. 68.9 sq. metres (741.7 sq. feet)

2 Penlan Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



2 Penlan Rise

Llandough CF64 2LS

£189,950

Situated in a small block of six apartments is this very spacious and well maintained two double bedroom ground floor apartment. The property has a pleasing layout with large windows creating a bright light interior. Comprises private hallway with large cloaks cupboard, inner hallway with access to lounge, large kitchen/breakfasting, two double bedrooms and high quality shower room which has been recently refurbished (2019). Gas central heating with a new combination boiler (replaced in 2019), new upVC double glazing (replaced in 2021). Attractive well maintained gardens to front and garage. Share of freehold (extended lease on completion). NO FORWARD CHAIN.

2 Penlan Rise



uPVC double glazed door and matching side panel to communal hallway.

Communal Hallway

Maintained as part of the service agreement with Western Permanent, access to basement area with steps leading up to the rear garden, communal electric meter and fuse box.

Private wooden veneered front door to flat number 2.

Porch

A generous porch area, space for cloaks, large shelved cupboard, access to electric meter/consumer unit plus storage. Glazed door to inner hallway.

Inner Hallway

Laminate floor, radiator, coving, space for additional furniture. Glazed door to lounge.

Lounge

15'11" x 10'4" (4.87m x 3.17m)

An attractive bright and light room. Full height uPVC double glazed window with vertical blind. Laminate floor, electric fire with surround, coving, radiator.

Kitchen/Breakfasting

12'0" x 10'11" (3.68m x 3.33m)

A surprisingly good size kitchen with plenty of space for table and chairs. A modern fitted kitchen in cream with contrast square edge work top, sink with half bowl and drainer, lever mixer tap. Electric hob, extractor, split level Zanussi oven (in stainless finish), integrated fridge and freezer, plumbing for washing machine, space for 450 dishwasher. Boxed in combination boiler (replaced in 2019), laminate floor, radiator, attractive white tiling to splashback.

Bedroom 1

14'6" x 10'0" (4.43m x 3.05m)

A large double bedroom. uPVC double glazed window with vertical blind backing on to grounds of the development. Radiator, coving.

Bedroom 2

10'11" x 9'11" (3.34m x 3.04m)

A second double bedroom. uPVC double glazed window with vertical blind to rear. Carpet, radiator, coving.

Shower Room

6'9" x 5'7" (2.08m x 1.71m)

The shower room was once a bathroom and now has been modernised and upgraded. Attractively tiled, comprises large corner shower enclosure with rainfall shower fitting and sliding shower attachment, wash basin with built-in storage, white mirror cabinet, twin flush wc. Chrome radiator, modern lighting. uPVC double glazed window with privacy glazing.

Share of Freehold

Lease Details 999 years from 2025.

Maintenance/Service Charge £180 pcm (includes gardening, communal areas, buildings insurance).

No ground rent.

Reserve Fund £200 p.a.

Managing Agent Western Permanent Cardiff.



2 Penlan Rise

Communal Gardens

The property set in attractive grounds with gardens front and rear all maintained this part of the service agreement.

Garage

Single garage found in a separate block found towards the right hand side of the development .

Council Tax

Band C £1,874.08 p.a. (25/26)

Post Code

CF64 2LS