

14 The Slipway

Penarth, Vale of Glamorgan, CF64 1SH



A spacious first floor apartment in a popular development - with long lease and share of the freehold - in the heart of Penarth Marina close to the supermarket, pub, restaurant, cafe, Pont-y-Werin footbridge, the Cardiff Bay Barrage and with views over the park. The property comprises the porch and hall, living / dining room, kitchen, two double bedrooms and the bathroom. It is found to be in very good order throughout and further benefits from an allocated parking space, plenty of visitor parking and a very reasonable service charge. Viewing advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£215,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Porch

Front and inner doors. Wood effect vinyl flooring. Electric light. High level electric consumer unit.

Hall

Wood effect vinyl flooring continued from the porch. Two built-in cupboards. Power point. Central heating radiator. Doors to all rooms. Door entry phone.

Living Room 15' 5" into bay x 16' 1" (4.7m into bay x 4.89m)

A spacious living room with bay window. uPVC double glazed windows and doors onto a Juliette balcony. Wood effect laminate flooring. Two central heating radiators. Power points and TV point.

Kitchen 9' 3" x 11' 11" (2.83m x 3.64m)

Fitted kitchen comprising of fitted wall units and base cupboards with new cabinet doors and laminate work surfaces. Integrated electric oven, four burner gas hob and extractor hood. Plumbing for a washing machine and dishwasher. Space for a fridge freezer. uPVC double glazed window with Roman blind. Wall mounted gas combination boiler. Part tiled walls. Power points. Extractor fan. Central heating radiator. Vinyl flooring.

Bedroom 1 12' 10" x 10' 5" (3.91m x 3.18m)

Double bedroom with two uPVC double glazed windows that gives a pleasant view out to the park. Central heating radiator. Power points. Wood effect laminate flooring.

Bedroom 2 9' 4" x 13' 8" max (2.84m x 4.17m max)

Another spacious double bedroom, once again with a uPVC double glazed window that looks out towards the park. Wood effect laminate flooring continued from the living room and first bedroom. Central heating radiator. Power points.

Bathroom 7' 2" x 7' 8" (2.18m x 2.34m)

Suite comprising of a panelled bath with mixer shower and glass screen, a WC and a pedestal sink. Central heating radiator. Extractor fan. Shaver point. uPVC double glazed window. Vinyl flooring.

Outside

Parking

The property benefits from one allocated parking space and there is extensive visitor parking on the development.

Additional Information

Tenure

The property is leasehold (CYM794925) with a term of 999 years from 1st January 1998 (971 years remaining) and a share of the freehold (CYM106447).

Service Charge and Ground Rent

We have been informed by the seller that the current service charge is £1,186 per year and there is no ground rent.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2261.18 for 2026/27.

Approximate Gross Internal Area

768 sq ft / 71.3 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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











