

Flat 6 Cwrt Newydd

Elm Grove Road, Dinas Powys, The Vale Of Glamorgan, CF64 4BD



A very spacious first floor apartment located in a modern development within a short walk of the centre of the village. The property is modern and although doesn't require any upgrading, has plenty of scope to modernise and change. Comprises the hall with built-in storage, a large living room which opens into the separate kitchen / diner, two double bedrooms and two bathrooms. There are two allocated parking spaces in the gated parking area and the building has a lift to all floors. For sale with no onward chain. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£225,000

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Accommodation

Hall

Fitted carpet. Central heating radiator. Door entry phone. Coved ceiling. There are three built-in cupboards, one housing the gas combination boiler. Power points. Fitted handrails. Doors lead to the kitchen / diner, living room, both bedrooms and the main bathroom.

Living Room 20' 10" x 11' 10" (6.36m x 3.61m)

A spacious living room with uPVC double-glazed windows to the rear overlooking the car park. Fitted carpet. Coved ceiling. Central heating radiator. Power points and TV points. A stone fireplace with fitted electric fire provides an attractive focal point, while double doors open through to the kitchen/diner.

Kitchen / Diner 9' 8" max x 22' 2" (2.95m max x 6.76m)

The kitchen/diner has wood-effect LVT flooring throughout and a fitted kitchen comprising a range of wall and base units with shaker-style doors and laminate work surfaces. Integrated appliances include an oven, grill, microwave, four burner gas hob with extractor hood over, a fridge/freezer and a washer-dryer. There is also a one-and-a-half-bowl stainless-steel sink with drainer. uPVC double-glazed windows overlook Elm Grove Road, with fitted roller blinds. The room benefits from two central heating radiators, power points, TV points and a coved ceiling.

Bedroom 1 10' 2" plus area to doorway x 10' 2" (3.1m plus area to doorway x 3.09m)

A spacious double bedroom with en-suite shower room. Fitted carpet. uPVC double-glazed windows to the rear overlooking the car park. Fitted wardrobes. Central heating radiator. Power points. TV point. Coved ceiling. A door leads to the en-suite bathroom.

En-Suite 5' 5" x 6' 5" (1.66m x 1.95m)

The en-suite has vinyl flooring and tiled walls, with a suite comprising a shower cubicle with mixer shower, WC and vanity unit with sink. Fitted mirror. Shaver point. Extractor fan. Central heating radiator.

Bedroom 2 15' 3" to doorway x 10' 7" (4.66m to doorway x 3.22m)

A second double bedroom with extensive fitted bedroom furniture and a built-in cupboard. The room has fitted carpet, uPVC double-glazed windows to the rear with fitted vertical blinds, central heating radiator, power points, TV point and coved ceiling.

Bathroom 7' 2" x 11' 0" (2.19m x 3.35m)

The bathroom has vinyl floor tiles and part-tiled walls, with a suite comprising a panel bath, separate shower cubicle with mixer shower, WC and vanity unit with sink. uPVC double-glazed windows overlook the front and are fitted with a roller blind. Additional features include a shaver point, extractor fan and fitted mirror.

Outside

Parking

The property benefits from two allocated parking spaces in the gated car park.

Additional Information

Tenure

The property is leasehold (CYM94553) with a term of 125 years from 1st September 2001 (100 remaining).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3188.67 for 2026/27.

Service Charge and Ground Rent

We have been informed by the seller that the service charge is currently £2950 per year, and there is a ground rent of £95 per year.

Approximate Gross Internal Area
952 sq ft / 88.4 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











