25 The Pinnacle

Trem Elai, Penarth, Vale of Glamorgan, CF64 1TF

A stunning sixth floor, one bedroom modern apartment with very impressive views across Cardiff Bay, the Bristol Channel and Penarth. The accommodation comprises the open plan living / dining room with kitchen, a double bedroom and a bathroom. The wrap around balcony has space for a cafe style table and chairs and gets the sun all day. There is an allocated parking space in the gated parking area and the location is ideal for access into Penarth. Viewing is strongly advised. EPC: B.

David Baker & Co.

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Accommodation

Hall
Fitted carpet. Built-in cupboard with gas combi-boiler and plumbing for a washing machine. Central heating radiator. Door entry phone. Power points. Doors to the living room, bedroom and bathroom.

Living / Dining Room *11' 1" x 14' 2" (3.38m x 4.32m)*
An excellent open plan living room with dual aspect having a double glazed window to one side and sliding doors to another that have a wonderful southerly aspect with views across Penarth to the Bristol Channel as well as providing access onto the balcony. Fitted carpet. Central heating radiator. Power, phone, data and TV points. Space for dining. Open to the kitchen.

Kitchen *6' 9" x 7' 10" (2.05m x 2.39m)*
Vinyl floor. Fitted kitchen comprising wall units and base units with gloss doors and granite effect laminate work surfaces. Integrated Bosch appliances including an electric oven, four burner gas hob, extractor hood and fridge freezer. One and a half bowl stainless steel sink with drainer. Recessed lights. Extractor fan. Central heating radiator. Power points.

Bedroom *8' 11" x 14' 5" (2.71m x 4.39m)*
A double bedroom with double glazed window that looks out over Cogan to Dinas Powys and the Bristol Channel. Fitted carpet. Central heating radiator. Power points.

Bathroom *6' 5" x 7' 4" (1.95m x 2.24m)*
Vinyl floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a sink. Heated towel rail. Shaver point. Recessed lighting. Extractor fan.

Outside

Balcony
A well-proportioned wrap around balcony to the south and east sides of the building that provide stunning elevated views from the Cardiff Bay Barrage and Bristol Channel on one side to Llandough on the other side. Steel and glass balustrade with timber decked flooring. Space for a small cafe style table and chairs.

Parking
The property benefits from one allocated parking space, in the gated parking area.

Additional Information

Tenure
The property is leasehold (CYM696760), with a term of 125 years commencing on and including 1st January 2010 (108 years remaining).

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

Service Charge and Ground Rent
We have been informed by the sellers that the current service charge is £2995 per year, with a ground rent of £150 per year.

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

Approximate Gross Internal Area
502 sq ft / 46.6 sq m.

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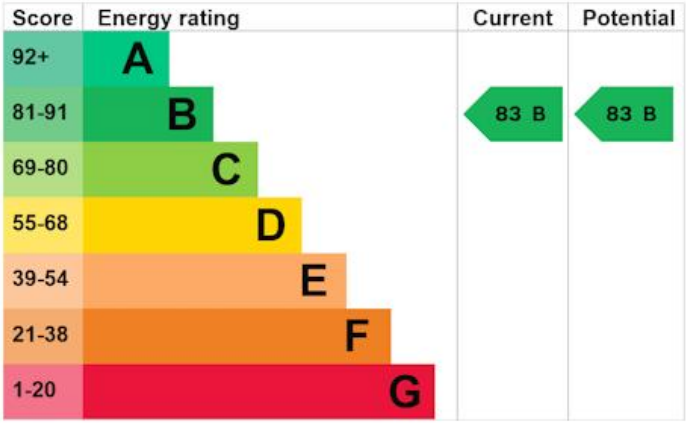
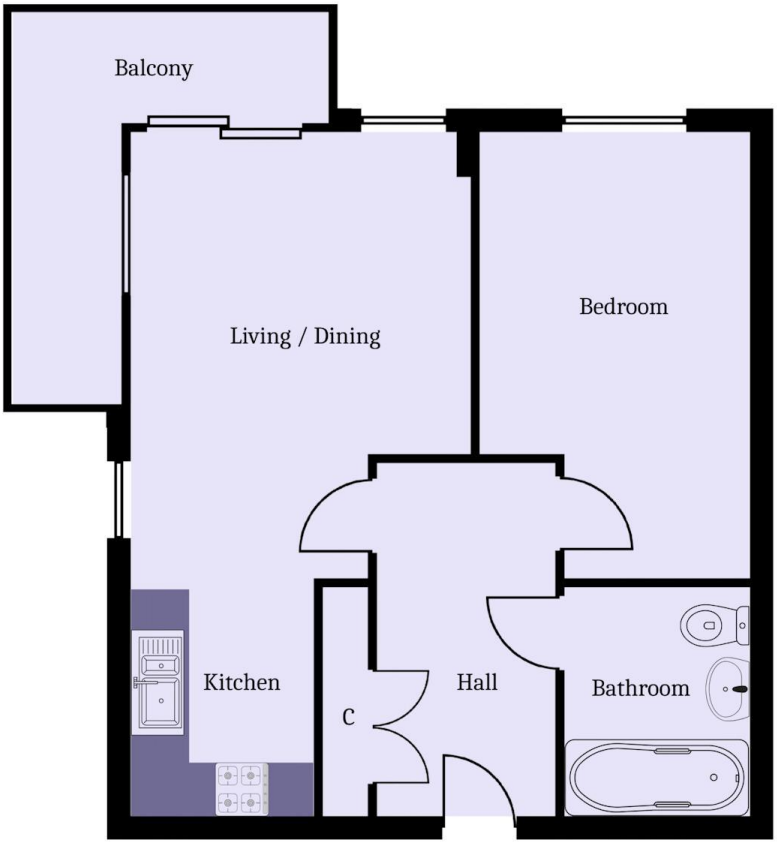
Energy Performance Certificate



Floor Plan



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