

47a Glebe Street

Penarth, Vale of Glamorgan, CF64 1EF



A centrally located ground floor flat, ideal for first time buyers and just a short walk away from all that Penarth town centre has to offer. The property has been improved by the current owner and has a recently fitted boiler. In excellent condition throughout and comprising a living room, double bedroom, kitchen with dining space and a bathroom. The flat benefits from a courtyard garden. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£150,000

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Accommodation

Living Room *12' 6" into recess x 10' 11" (3.82m into recess x 3.34m)*

Entered via the front door from the communal hall. Wood effect laminate flooring. Period style fireplace with wooden surround, gas fire and a granite hearth. Fitted shelving to either side of the chimney breast. Doors to the bedroom and kitchen as well as a uPVC double glazed door into the garden. Central heating radiator, power points and TV points. Under stair cupboard.

Bedroom *12' 1" into recess x 10' 9" (3.68m into recess x 3.27m)*

Double bedroom with uPVC double glazed window to the front. Wood effect laminate flooring. Central heating radiator. Power points. Fitted shelving.

Kitchen *8' 4" x 9' 7" (2.55m x 2.92m)*

Herringbone effect vinyl flooring. Fitted kitchen comprising wall units and base units with shaker style doors and laminate work surfaces. Freestanding gas cooker with oven and four burner hob. Plumbing for washing machine and dryer or dishwasher. Space for a fridge freezer. Single bowl stainless steel sink with drainer. Two uPVC double glazed windows to the side. Part tiled walls. Central heating radiator. Space for a dining area or breakfast bar. Door to the bathroom.

Bathroom *8' 4" x 8' 0" (2.53m x 2.45m)*

Vinyl floor and part tiled walls. Suite comprising a panelled bath with twin head mixer shower and glass screen, a WC and a sink with storage below. Built-in cupboard with gas combi-boiler (fitted 2026). Heated towel rail. uPVC double glazed window to the side. Recessed lighting. Extractor fan.

Outside

Garden

A courtyard garden, accessed from the living room and laid to paving. Outside tap. Room for a table and chairs along with good storage space.

Additional Information

Tenure

The property is leasehold (CYM842724) with a term of 999 years from and including 1st January 2022 (995 remaining).

Council Tax Band

The Council Tax band for this property is B, which equates to a charge of £1758.70 for 2026/27.

Approximate Gross Internal Area

419 sq ft / 38.9 sq m.

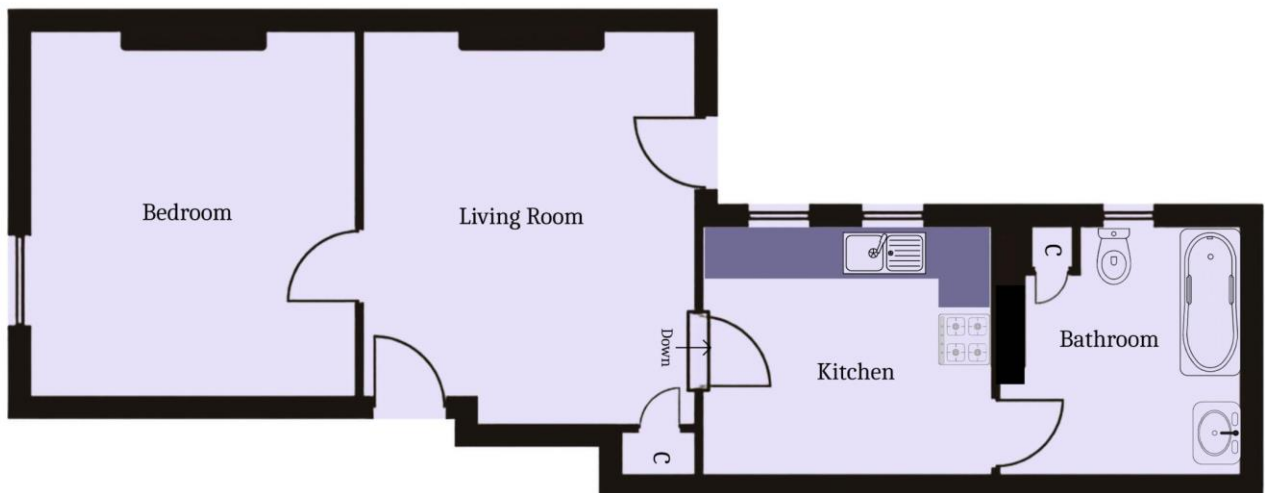
Utilities

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

Floor Plan



For illustrative purposes
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