

7 Ditchling Court

Penarth, Vale of Glamorgan, CF64 3JU



An impressively renovated two bedroom ground floor flat with garage and private garden, in a premium Penarth location next to Windsor Lawn Tennis Club and just a short walk from schools, the town centre and Esplanade. With upgrades completed to a very high standard including a new central heating system and re-wire, kitchen and bathroom, the accommodation comprises the entrance hall, living / dining room, kitchen with breakfast bar, two double bedrooms and a well-appointed bathroom. The property is for sale with no onward chain and would be perfect for a wide range of buyers of all ages. Viewing is essential. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£385,000

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Accommodation

Entrance Hall

uPVC double glazed front door. Restored original parquet flooring. Built-in cupboard with washing machine and fitting shelving. Power points. Doors to all rooms.

Living / Dining Room 17' 9" x 13' 0" (5.41m x 3.96m)

A very impressive living room with dual aspect having uPVC double glazed windows to the front and side. Venetian blinds to the main window. New fitted carpet. Wood panelled walls. Central heating radiator. Power points and TV point. Space for a dining table and chairs as well as the lounge furniture.

Kitchen 14' 2" x 7' 11" (4.31m x 2.41m)

A very stylish, modern kitchen with a classic timeless style. Fitted cabinetry with marble effect work surfaces. Freestanding range cooker with double electric oven and a six burner gas hob with extractor hood over. Integrated dishwasher and eye-level microwave. One and a half bowl ceramic sink with drainer. Wood effect LVT flooring. uPVC double glazed window to the side with Venetian blind. Power points. Built-in cupboard with gas combination boiler.

Bedroom 1 14' 6" x 13' 0" (4.42m x 3.96m)

A large double bedroom with uPVC double glazed window to the side overlooking the communal grounds and the tennis club. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 13' 10" x 9' 1" (4.21m x 2.77m)

Another spacious, well-proportioned double bedroom, this time with uPVC double glazed window to the front. Fitted carpet. Power points. Central heating radiator.

Bathroom 10' 8" x 5' 5" (3.25m x 1.65m)

A remodelled bathroom with new suite comprising a walk-in shower with twin head mixer shower, a WC and a sink with storage below. Tiled flooring. Part tiled, part timber panelled walls. uPVC double glazed window to the rear. Heated towel rail.

Outside

Garden

The property benefits from a lawned front garden with central flower bed. There is new privacy fencing and screening to all three sides.

Garage

There is a single garage in the nearby block, with up and over garage door.

Additional Information

Tenure

We are informed that the tenure is leasehold, with an extended lease (CYM640243) running from 22nd December 2014 to 20 April 2157 (131 years remaining).

Ground Rent

We are informed that the ground rent is £1 per annum.

Council Tax Band

The Council Tax Band for this property is E, which equates to a charge of £2,763.66 for the year 2026/27.

Approximate Gross Internal Area

807 sq ft / 75 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











