

47 Queens Road

Penarth, The Vale Of Glamorgan, CF64 1DL



A spacious lower ground floor flat, for sale with no onward, with considerable renovation required but with excellent potential and a location within easy reach of Penarth town centre, Marina and Cardiff Bay Barrage. The property benefits from outdoor space to the front and rear, and comprises a sitting room, kitchen, three bedrooms and a bathroom. Viewing advised. EPC: TBC.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£145,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Hall

Composite front door with double glazed panels. Central heating radiator. Phone points. Power points. Doors to four rooms plus the bathroom. Built-in cupboard with water tank and fitted shelving.

Sitting Room *15' 3" plus recess x 10' 11" (4.66m plus recess x 3.32m)*

The main reception room, and one that links the hallway to the kitchen. This room has a uPVC double glazed window to the rear, a central heating radiator and power points.

Kitchen *8' 8" x 9' 6" (2.63m x 2.9m)*

Fitted kitchen units and a stainless steel sink with drainer. Part tiled walls. Power points. uPVC double glazed window to the side and a composite door with double glazed panel into the garden.

Bedroom 1 *16' 3" into recess x 10' 10" (4.95m into recess x 3.3m)*

The largest of the rooms in the property and either the main bedroom or a spacious living room. uPVC double glazed window to the front. Power points. Central heating radiator.

Bedroom 2 *12' 11" into recess x 10' 9" (3.93m into recess x 3.27m)*

The second front-facing room. A double bedroom with uPVC double glazed window to the front, central heating radiator and power points.

Bedroom 3 *9' 8" into recess x 10' 11" (2.95m into recess x 3.32m)*

A single bedroom with uPVC double glazed window to the rear. Central heating radiator. Power points.

Bathroom *6' 2" x 7' 10" (1.88m x 2.4m)*

Suite comprising a panelled bath, WC and sink. Central heating radiator. uPVC double glazed window to the rear. Heated extractor fan.

Outside

Garden

The property benefits from a patio area to the rear of the property.

Front Area

There is a small front yard, accessed via steps down from the road, with storage space and the front door into the property.

Additional Information

Tenure

The property is leasehold (WA968479) with a term of 125 years from 25th March 2000 (98 years remaining).

Service Charge and Ground Rent

We have been informed by the Vale of Glamorgan Council that there is currently a management fee of £15 per annum, and a ground rent payment of £10 per annum.

Approximate Gross Internal Area

785 sq ft / 72.9 sq m.

Utilities

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

Council Tax

The Council Tax band for this property is C, which equates to a charge of £2009.93 for 2026/27.

Energy Performance Certificate

Floor Plan











