

Flat 8 Penarth House

Stanwell Road, Penarth, Vale of Glamorgan, CF64 2EY



A second floor retirement flat located in a central Penarth development that gives convenient access to all that the town has to offer as well as public transport links with a bus stop and train station right on the doorstep. The property comprises a hallway with large built-in cupboard, a living room that is open to the kitchen, two bedrooms and the bathroom. The development has a communal lounge, two communal outside spaces, an unallocated car park and a laundry room. For sale with no onward chain. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£122,500

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Accommodation

Hall

Fitted carpet. Large built-in cupboard with fitted shelving. Central heating radiator. Door entry phone with emergency pull cord. Power point. Doors to the living room, bedrooms and bathroom.

Living Room 13' 2" plus bay x 9' 11" (4.01m plus bay x 3.03m)

Part of an open plan living space with kitchen. This is a spacious lounge area with a bay window to the front that overlooks Stanwell Road. Three central heating radiators. Fitted carpet. Power points and TV point. Open to the kitchen.

Kitchen 8' 0" x 9' 11" (2.44m x 3.03m)

A fitted kitchen comprising wall units and base units with laminate work surfaces and tiled splashbacks. Freestanding cooker with extractor hood over. Single bowl stainless steel sink with drainer. Space and plumbing for a washing machine or dishwasher. Space for a tall fridge freezer. Double glazed window to the side. Wall mounted gas combination boiler. Power points.

Bedroom 1 11' 2" x 9' 7" (3.4m x 2.92m)

Double bedroom with a double glazed window to the front overlooking Stanwell Road. Fitted carpet. Central heating radiator. Power points. Fitted wardrobes.

Bedroom 2 11' 2" x 5' 10" (3.4m x 1.78m)

A very useful single bedroom. Double glazed window to the front. Fitted carpet. Central heating. Power points.

Bathroom 5' 9" x 7' 10" (1.74m x 2.39m)

Vinyl flooring. Suite comprising a shower cubicle with electric shower, WC and a pedestal sink. Part tiled walls. Shaver point. Mirror. Wall mounted electric light. Extractor fan.

Communal Facilities

The property benefits from a lift to all floors as well as a communal lounge. Each flat can have Sky TV subject to an individual subscription. There is a laundry room adjacent to the communal lounge. Finally, Penarth House has a single occupancy en suite guest room, available to book on request, for a small fee.

Outside

To the rear of the building are two communal garden areas, one accessed from the car park, and the other adjacent to the communal lounge and rear access to the building. There is also a parking area (unallocated) to the rear onto the lane.

Additional Information

Tenure

The property is leasehold (CYM730059) with 125 years from the 25th April 2002 (101 years remaining).

Service Charge

We are informed that the service charge is £390 per month from April 2026 to March 2027 (£4,680 annually). This charge includes window and communal area cleaning, lift maintenance, gardening and communal area decoration, alarm system servicing, buildings insurance, part-time maintenance worker and offsite housing manager, communal area electricity and all water rates. A proportion of the service charge is also dedicated to a contingency fund, used for larger works in the building.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £2,009.93 for the year 2026/2027.

Approximate Gross Internal Area

543 sq ft / 50.4 sq m.

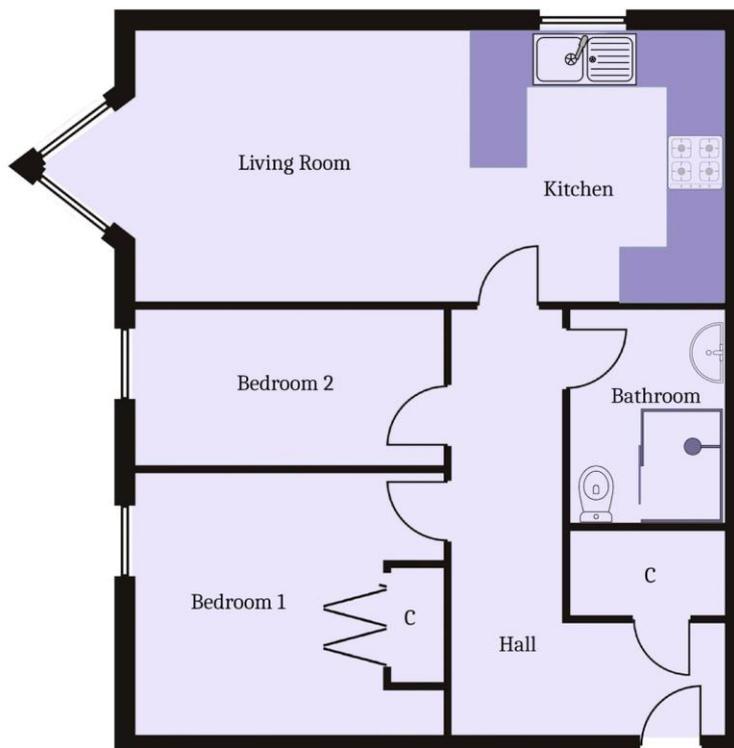
Utilities

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		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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