

# 88 Beechwood Drive

Penarth, Vale of Glamorgan, CF64 3QZ



A first floor, two double bedroom flat in a popular location, in need of upgrading throughout but for sale with no onward chain and an excellent proposition for those looking for a renovation project. The property has its own front door on the ground floor and comprises the landing, living / dining room, kitchen, two double bedrooms and the bathroom. There is a private garden to the front and side along with the garage in a nearby block. The location is within a mile of the town centre, close to Cosmeston Lakes and The Old Penarthians rugby ground and on a main bus route. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£169,950**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Hall**

uPVC double-glazed front door and side panel. Fitted carpet. Central heating radiator. Built-in coats cupboard, which also houses electrical fuses. Stairs to the first floor.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Hatch to loft space with ladder. Built-in cupboard. Doors to the living room, both bedrooms and the bathroom.

#### **Living Room 14' 5" x 12' 7" (4.4m x 3.83m)**

Part of an open-plan living and dining space, adjacent to the kitchen, this room has a uPVC double-glazed window to the front, fitted carpet, fitted cupboards, two central heating radiators, power point and phone points.

#### **Dining Area 7' 0" x 12' 0" (2.13m x 3.65m)**

Open-plan from the living room, the dining space is next door to the kitchen and has a uPVC double-glazed sliding door to the back onto a Juliet balcony. Fitted carpet continued from the living room. Central heating radiator. Power points. Sliding door to the kitchen.

#### **Kitchen 6' 5" x 12' 0" (1.95m x 3.67m)**

Vinyl flooring and part tiled walls. Fitted kitchen comprising wall units and base units with wood-effect laminate work surfaces, integrated oven, four-zone electric hob and extractor hood. One and a half bowl composite sink with drainer. uPVC double-glazed window to the rear. Power points.

#### **Bedroom 1 10' 3" x 12' 7" (3.12m x 3.83m)**

Double bedroom with fitted wardrobes and a uPVC double-glazed window to the front. Central heating radiator. Power points. Fitted shelving. Fitted Venetian blind to the window.

#### **Bedroom 2 8' 7" x 12' 1" (2.61m x 3.68m)**

A second double bedroom, this time with a uPVC double-glazed window to the rear. Fitted wardrobe. Fitted carpet. Fixed shelving. Power point. Central heating radiator.

#### **Bathroom 4' 8" x 9' 0" (1.43m x 2.74m)**

Vinyl floor and fully tiled walls. Suite comprising a panelled bath with hand shower fitting, WC and pedestal sink. Fitted shelf unit and fitted bathroom cabinet with mirrored doors. Heated towel rail.

### **Outside**

The property benefits from a lawned garden to the front and side along with a paved patio to the rear. There is also a garage in an adjacent block to the rear.

### **Additional Information**

#### **Tenure**

The property is leasehold (CYM409381) with a term of 80 years from 26.06.2008 (62 remaining). The lease is currently in the process of being extended to 152 years from 26th June 2008.

#### **Council Tax Band**

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

**Service Charge, Ground Rent & Buildings Insurance**

There are no service charges applicable but as and when maintenance is required costs are split as a development.

The buildings insurance is £217.72 per annum.

There is a peppercorn ground rent.

**Approximate Gross Internal Area**

672 sq ft / 62.4 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             | 73 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Floor Plan**











