

36 Lavernock Point

Fort Road, Penarth, Vale of Glamorgan, CF64 5XQ



A renovated park home in the popular Lavernock Point development, with stunning Bristol Channel views and a quiet location within the site itself. The property comprises the open plan living space and kitchen, two evenly sized bedroom and the bathroom. The site which has plenty of unallocated car parking, two swimming pools (including a children's pool). pub with beer garden and a play area. For holiday use only with the park open from 1st March to 31st December annually. Viewing advised.

**David
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Your local Estate Agent & Chartered Surveyor

£60,000

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Accommodation

Living Room 15' 11" x 10' 4" (4.85m x 3.14m)

Wood effect LVT flooring. Power and phone points. Central heating radiator. uPVC windows and front door to the front, with excellent views across the Bristol Channel, taking in Flat Holm and Steep Holm, as well as the area of communal lawn in front. Open to the kitchen, door to the bathroom, and doors to both bedrooms.

Kitchen 7' 10" x 5' 5" (2.38m x 1.65m)

Open plan from the living room, and with a continuation of the wood effect LVT flooring. The fitted kitchen comprises of wall units and base units with marble effect laminate work surfaces. Integrated oven and four-zone electric hob. Space for an under counter fridge. Single bowl composite sink with drainer. Wall-mounted gas boiler. uPVC double-glazed window to the rear with roller blind. Power points and tiled walls.

Bedroom 1 7' 10" x 7' 10" (2.4m x 2.4m)

Wood effect laminate flooring. uPVC double-glazed window to the side. Power points. Central heating radiator.

Bedroom 2 7' 10" x 7' 10" (2.4m x 2.4m)

Wood effect laminate flooring. uPVC double-glazed window to the side. Power points.

Bathroom 7' 9" x 5' 5" (2.36m x 1.64m)

Wood effect LVT flooring continued from the main living room. The bathroom has a suite comprising of a walk-in shower with mixer shower and a vanity unit with WC, sink and storage below. There are tiled walls, a heated towel rail, fitted mirror, two high-level uPVC double-glazed windows to the rear.

Outside

A terraced area with southerly aspect, laid to artificial grass, surrounded by fencing and with views over the communal garden and Bristol Channel. To the rear, the property has space for gas bottle storage, as well as a plastic container.

Additional Information

Lease Length

This property is held on a leasehold basis, with the lease expiring in 2071 (45 years remaining).

Usage

Properties at the Marconi Holiday Village, Lavernock Point are solely for holiday use. Anyone wanting to purchase this property MUST own their own home and use that as their main residence. Owners are not able to live in these chalets. The park is open from 1st March to 31st December.

Site Fees

We have been informed by the Marconi Holiday Village that the site fees for 2024/25 are £3,739.64 including VAT which covers site maintenance, ground rent, water rates, insurance, council tax and the electric standing charge.

Communal Facilities

There is unallocated parking throughout the site, 80ft and smaller 12ft outdoor swimming pools with sunbathing areas, pub (the Marconi Inn - with beer garden and barbecue area), children's playground and laundry.

Approximate Gross Internal Area

368 sq ft / 34.2 sq m.

Floor Plan











