

41 Gwent

Penarth, The Vale Of Glamorgan, CF64 1DY



A very well presented top floor (2nd floor and 3rd floor) maisonette with stunning views across Cardiff and the Bristol Channel. The property comprises the open plan living / dining / kitchen space on the initial level and two double bedrooms and a bathroom on the top level. There are full width, floor to ceiling windows on the first floor along and the main bedroom has access to the balcony. The property is located close to Penarth town centre and Marina, in equal measure, and is ideal for a wide range of buyers from young to old. The site has mature, gated communal gardens and plenty of unallocated parking. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£245,000

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Accommodation

Lower Floor

Kitchen 12' 2" x 9' 10" (3.72m x 3m)

Part of an open plan living space on this first level, with a uPVC double glazed window to the front but views through the living room and over the Bristol Channel. Composite front door with double glazed panels. Wood effect laminate flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces and cream gloss cabinet doors. One and a half bowl stainless steel sink with drainer. Integrated appliances including an electric oven, four zone electric hob and an extractor hood. Freestanding washing machine. Wall mounted gas combination boiler. Power points.

Living / Dining Room 12' 2" x 18' 8" (3.72m x 5.7m)

A well-proportioned space with sitting and dining areas as well as the stairs to the upper floor. Wood effect laminate flooring continued from the kitchen. uPVC double glazed windows to the rear overlooking the Bristol Channel and Cardiff.

Upper Floor

Landing

Fitted carpet to the stairs and landing. Doors to the bedrooms and bathroom.

Bedroom 1 12' 2" x 13' 1" max (3.72m x 3.98m max)

A double bedroom with balcony and phenomenal views across Cardiff and the Bristol Channel. Fitted carpet. Power points. Central heating radiator. uPVC double glazed bi-fold doors onto the balcony.

Bedroom 2 12' 2" x 10' 11" (3.71m x 3.34m)

A double bedroom with two uPVC double glazed windows to the front. Fitted carpet. Central heating radiator. Power points and TV point.

Bathroom 6' 5" x 6' 5" (1.96m x 1.96m)

Suite comprising a panelled bath with twin head mixer shower and glass screen, a pedestal sink and a WC. Tiled floor and part tiled walls. Recessed shelving. Extractor fan. Heated towel rail.

Outside

Balcony 11' 2" x 5' 1" (3.4m x 1.56m)

A well-proportioned balcony, with room for seating and with stunning water views across Cardiff and the Bristol Channel.

Communal Grounds and Parking

Northcliffe is a very well established development and has extensive unallocated off road parking. There is also a secure communal garden that is locked to non-residents at all times.

Additional Information

Tenure

The property is held on a leasehold basis (CYM886629) with 999 years to run from the 31st October 1983 (957 years remaining).

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £2,009.93 for 2026/27.

Service Charge

We have been informed by the seller that the service charge is currently £1860 per year.

Ground Rent

There is no ground rent for this property.

Approximate Gross Internal Area

851 sq ft / 79.1 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











