6 Woodland Hall, Woodland Place

Penarth, Vale of Glamorgan, CF64 2EA

A two storey flat, situated within a Coates Carter designed, Grade II listed building. Located in an excellent spot very close to Penarth town centre and with its own private entrance. Recently repainted throughout, the living accommodation comprises the entrance hall, kitchen / dining / living room and a bathroom on the ground floor along with two bedrooms above - one of which has a WC. The property is in good order through although there is further scope to upgrade and personalise. Sold with no onward chain. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£199,950

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Hall
Wooden front door with glazed panels to either side and above. Fitted doormat. Central heating radiator. Recessed lights and fitted wall light. Fitted carpet. Door to the bathroom, open to the living room / kitchen and stairs to the first floor. Low level cupboard with electricity meter and consumer unit.

Living Room / Kitchen *17' 0" max x 24' 7" max (5.18m max x 7.5m max)*
An open plan living space with dining area and fitted kitchen. Two wooden windows. Fitted carpet and a tiled floor. Under stair cupboard. Recessed lights. Power points, phone and TV point. The fitted kitchen comprises of wall units and base units with laminate work surface, breakfast bar and tiled splashback. Cooker with electric oven, four burner gas hob, extractor hood, dishwasher and washing machine. One and a half bowl stainless steel sink with drainer. High level cupboard with gas combination boiler.

Bathroom *7' 11" max x 8' 1" max (2.42m max x 2.47m max)*
Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, WC and a sink. Heated towel rail. Recessed lights. Ceiling speaker. Extractor fan. Recessed lights.

First Floor

Landing
Fitted carpet to the stairs and landing. Doors to both bedrooms. Recessed lights.

Bedroom 1 *11' 1" max x 10' 0" max (3.37m max x 3.06m max)*
Fitted carpet. Velux window with blind. Central heating radiator. Power points and TV point. Recessed lights. Door to the WC.

WC *4' 4" x 6' 8" (1.32m x 2.04m)*
Tiled floor. WC and sink. Heated towel rail. Velux window with blind. Recessed lights. Extractor fan.

Bedroom 2 *6' 7" max x 8' 4" max (2m max x 2.53m max)*
Fitted carpet. Velux window with blind. Central heating radiator. Recessed lights. Power points.

Additional Information

Tenure
The property is leasehold (CYM122731) with 125 years to run from 25th December 2002 (102 remaining) and with a share of the freehold (CYM81735).

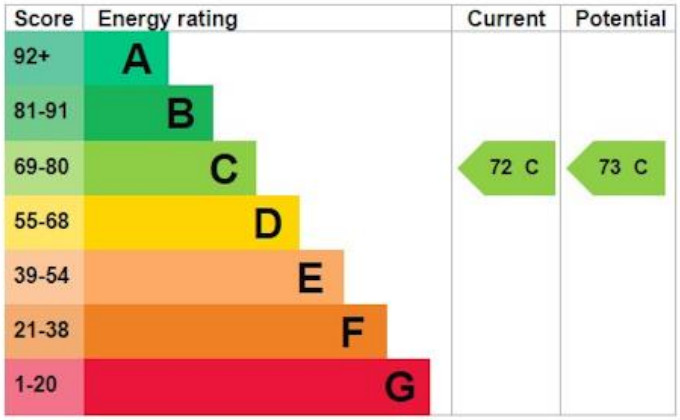
Council Tax Band
The Council Tax band for this property is E, which equates to a charge of £2763.66 for 2026/27.

Service Charge
We have been informed by the seller that the service is approximately £2,000 per year.

Approximate Gross Internal Area
624 sq ft / 57 sq m.

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

Energy Performance Certificate



Floor Plan

Ground Floor

First Floor

For illustrative purposes
©2025 Viewplan.co.uk

6 Woodland Hall Woodland Place, Penarth, Vale of Glamorgan, CF64 2EA

6 Woodland Hall Woodland Place, Penarth, Vale of Glamorgan, CF64 2EA