

41 Wain Close



4 Andrews Buildings  
 Stanwell Road  
 Penarth CF64 2AA

All enquiries: 029 2070 7999  
 Sales and general enquiries: info@shepherdsharpe.com  
 Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday  
 9am – 5.30pm  
 Saturday  
 9am – 5pm

Ground Floor



Total area: approx. 52.7 sq. metres (567.4 sq. feet)  
**41 Wain Close**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SHEPHERD SHARPE



41 Wain Close

Penarth CF64 1TJ

Offers Over  
 £170,000

An attractive and well presented purpose built two bedroom ground floor apartment found on the northern fringe of town centre, close to local amenities. Built in 2014 by Crest Nicholson the apartment comprises secure keypad entry to communal hallway, private front door to hall, open plan lounge/dining/kitchen with some integrated appliances, two bedrooms and well appointed bathroom. Gas central heating (boiler service 2024), double glazing, allocated parking, bike storage. Leasehold.



Secure key pad entry to communal hallway.

Veneered oak front door to private hallway.

#### Hallway

Mat well, carpet, entry phone, radiator, deep cloaks cupboard.

#### Lounge/Dining/Kitchen

16'2" x 15'1" (4.95m x 4.62m)

A bright open plan living/dining/kitchen. The kitchen comprises a number of flat fronted contemporary pale grey units with contrast worktops, sink and drainer with mixer tap. Concealed boiler (serviced 2025), space for washing machine and fridge freezer, integrated gas hob, electric oven, extractor. Attractive lighting, vinyl flooring to kitchen area, carpet elsewhere, access to terrace, plenty of space for breakfast table and chairs and informal lounge furniture.

#### Terrace

Enclosed private outside space.

#### Bedroom 1

11'3" x 10'0" (3.43m x 3.07m)

A good sized double bedroom. Doors with full heights glazed side panels lead out to terrace. Carpet, radiator, phone point.

#### Bedroom 2

10'2" x 7'1" (3.12m x 2.18m)

The smaller of the two bedrooms but still a good single bedroom. Double glazed window to front. Radiator.

#### Bathroom

A beautifully appointed bathroom in immaculate condition. Comprising panelled bath with shower over, wash hand basin and twin flush wc. Chrome fittings, attractive tiling, vinyl flooring, heated chrome towel rail, extractor fan, shaver point.

#### Communal Areas

Recycling area/bin storage, secure keypad entry to bike store, allocated parking by the main entrance for one vehicle.

#### Lease Details

Lease 125 years from 2010

Ground Rent £250.00 p.a.

Maintenance £3,044.32 p.a. (includes building insurance)

Reserve fund £942.68 p.a.

#### Council Tax

Band E £2,763.66 p.a. (26/27)

#### Post Code

CF64 1TJ

