

41 Wain Close

Penarth, The Vale Of Glamorgan, CF64 1TJ



A well presented and spacious ground floor flat, with terrace and allocated parking space, located in a popular modern development close to Plassey Square Park, Penarth Marina and the town centre. The accommodation comprises an entrance hall, open plan living / dining / kitchen space, two bedrooms and a bathroom. The terrace has room for outdoor furniture and a lovely southerly aspect. Viewing advised. EPC: B.

**David
Baker & Co.**

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Accommodation

Entrance Hall

Fitted carpet. Doors to the living room / kitchen, both bedrooms and bathroom. Built-in cupboard. Central heating radiator. Door entry phone. Power points and phone point.

Living Room / Kitchen / Dining 15' 11" x 15' 4" max (4.86m x 4.68m max)

A dual aspect, open plan living space with kitchen and dining areas. There are double glazed windows to the front and a door to the side onto the terrace - all windows and the door with Venetian blinds. Fitted carpet throughout the living and dining areas. Vinyl flooring in the kitchen. The fitted kitchen comprises wall units and base units with laminate work surfaces and matching upstands. There is a tall cupboard that houses the gas combination boiler. Integrated electric oven, four burner gas hob, extractor hood, fridge freezer and washing machine. Central heating radiator. Power, TV and data points.

Bedroom 1 10' 4" x 11' 1" (3.14m x 3.38m)

A double bedroom with double glazed windows and doors onto the terrace. Fitted carpet. Central heating radiator. Power points. Venetian blinds to the doors and windows.

Bedroom 2 10' 3" x 7' 0" (3.12m x 2.14m)

The second bedroom, once again with fitted carpet, central heating radiator and power points. Double glazed window to the side, with Venetian blinds.

Bathroom 7' 5" x 7' 4" (2.27m x 2.23m)

Suite comprising a panelled bath with mixer shower, a WC and a sink. Tiled floor and walls. Heated towel rail. Shaver points.

Outside

Terrace

A decked terrace with painted steel railings. Space for a table and chairs. Outside light.

Parking

There is one allocated parking space.

Additional Information

Tenure

The property is leasehold (CYM642763) with a term of 125 years commencing on and including 1 January 2010 (108 remaining).

Service Charge and Ground Rent

Service Charge is £1,999.38 per annum.

Reserve Fund is £1,044.92 per annum.

The ground rent is £250 per year.

Council Tax Band

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

Approximate Gross Internal Area

456 sq ft / 42.4 sq m.

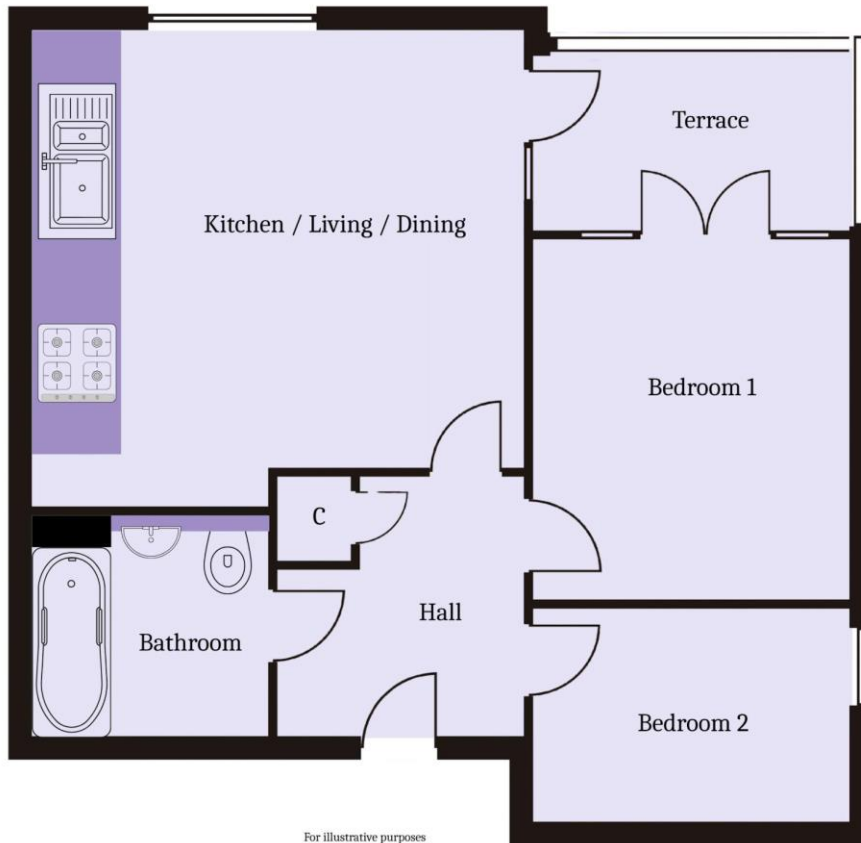
Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating. The boiler was most recently serviced in October 2025.

Energy Performance Certificate

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

Floor Plan



For illustrative purposes
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