

80 Beechwood Drive

Penarth, Vale of Glamorgan, CF64 3QZ



An opportunity to purchase a well maintained two double bedroom purpose built first floor flat situated in a popular location on the outskirts of this very popular coastal town. This spacious flat has a very large lounge/dining room, kitchen, two double bedrooms and a shower room. It benefits from a new gas central heating system and offers excellent and easily maintained accommodation for those with retirement in mind or possibly first time buyers. It has the further benefit of having well laid out and maintenance free gardens and a garage. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£190,000

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Accommodation

Ground Floor

Entrance Hall

Private entrance with uPVC double glazed front door. Fitted carpet. Central heating radiator. Coved ceiling. Useful cupboard. Stairs lead up to the first floor.

First Floor

Entrance Hall

Central heating radiator. Fitted carpet. Airing cupboard with new gas central heating boiler. Access to roof space.

Lounge/Dining Room 20' 2" x 13' 7" *narrowing to 7' 3" (6.14m x 4.14m narrowing to 2.21m)*

A superb living room with large double glazed window to the front with fitted roller blinds enjoying a pleasant outlook. Two central heating radiators. Coved ceiling. Picture rail. Door answer phone. Attractive fire surround with fitted electric fire. Off the lounge is a utility area.

Utility Area 7' 3" x 5' 3" (2.21m x 1.60m)

Tiled floor. Central heating radiator. Double glazed window to the rear elevation. Power points. Double glazed patio doors lead to the sitting room.

Kitchen 12' 4" x 6' 7" (3.76m x 2.01m)

A well fitted kitchen with a good range of floor and wall cupboards providing excellent storage facilities with accompanying work surfaces. Single drainer one and a half sink unit. Plumbing for washing machine. Gas point. Part tiled walls. Double glazed window to the rear. Power points.

Bedroom 1 12' 8" x 8' 6" (3.86m x 2.59m)

A generous size master bedroom. Comprehensive range of sliding mirrored wardrobes providing both hanging and storage space. Double glazed window to the front with fitted vertical blinds. Picture rail. Fitted carpet. Telephone point. Power points.

Bedroom 2 12' 0" x 8' 6" (3.65m x 2.59m)

Another generous double bedroom with a double glazed window to the rear elevation. Recess for double bed. Built-in wardrobes plus overhead storage cupboards. Central heating radiator. Fitted carpet. Picture rail. Power points.

Shower Room

Suite comprising a spacious shower cubicle, WC, vanity wash hand basin with cupboard and mirrored cupboard above. Central heating radiator. Fully tiled walls. Heated towel rail. Recessed lighting.

Outside

There are pleasantly laid out gardens to the front and rear, laid primarily in gravel beds with surrounding shrubs and a rockery. Garage in an adjacent block to the rear.

Additional Information

Tenure

We are informed that the flat is leasehold, with a term of 152 years from 2009.

Ground Rent

We are informed that the Ground Rent is £20.00 per annum.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,583.10 for the year 2022/2023

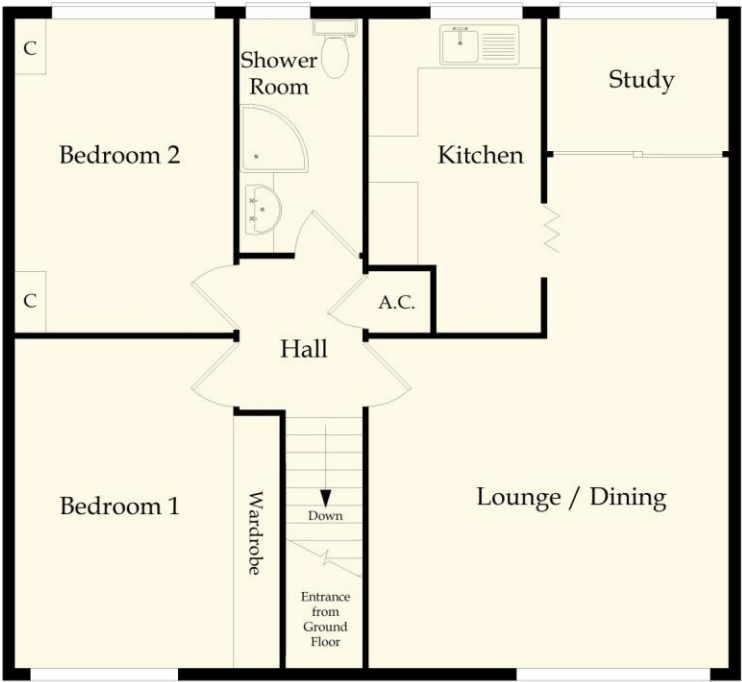
Approximate Gross Internal Area

678 sq ft / 63 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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