

2nd Floor Flat, 27 Plymouth Road

Penarth, Vale of Glamorgan, CF64 3DA



A spacious and characterful second (top) floor two bedroom flat, located just a short walk from Penarth town centre and within easy reach of the sea front, schools, parks and public transport links. Part of a stone-built Victorian house, the property comprises an entrance hall, living / dining room, kitchen, the two double bedrooms and a bathroom. Owned on a long 999 year lease with a share of the freehold and being sold with no onward chain. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£250,000

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Accommodation

Hall 6' 7" x 10' 4" (2m x 3.16m)

Accessed from the communal stairs. Wood effect laminate flooring. Doors to all room. Original picture rails. Power points. Built-in cupboard.

Living Room 15' 6" x 16' 11" into recess (4.73m x 5.15m into recess)

A spacious and characterful living room, with dual aspect having uPVC double glazed windows to the front and side - the front window with fitted shutters and Venetian blinds. Original timber floor and a very attractive exposed stone wall. Open decorative fireplace and exposed roof beams. Power points and TV point. Central heating radiator.

Kitchen 7' 0" x 11' 8" (2.13m x 3.56m)

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated electric oven and grill, five burner gas hob and extractor hood. Recess for fridge freezer and plumbing for a washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window to the front. Power points. Cupboard with gas combination boiler.

Bedroom 1 14' 1" x 14' 1" into recess (4.29m x 4.29m into recess)

Double bedroom with uPVC double glazed window to the rear with fitted shutters. Laminate flooring. Central heating radiator. Power points.

Bedroom 2 13' 11" x 14' 9" into recess (4.23m x 4.49m into recess)

The second double bedroom, dual aspect with uPVC double glazed windows to the side and rear - both with fitted roller blinds. Timber floor. Central heating radiator. Power points.

Bathroom 6' 1" x 7' 9" into doorway (1.85m x 2.35m into doorway)

Tiled floor and walls with part waterproof cladding and part timber cladding. Suite comprising a paneled bath with electric shower, a WC and a sink. Central heating radiator. uPVC double glazed window to the side. Fitted light with shaver point. Built-in cupboard.

Additional Information

Tenure

We have been informed by the seller that the property is held on a leasehold basis, with 999 years to run from 26th January 1984 (958 remaining), and has a share of the freehold.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for the year 2025/26.

Service Charge and Ground Rent

We have been informed by the seller that the current service charge is £400 per year and that there is no ground rent payable.

Approximate Gross Internal Area

925 sq ft / 85.9 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











