

15 Llys yr Eglwys

St. Augustines Road, Penarth, Vale of Glamorgan, CF64 1BU



A second floor two bedroom flat, close to Penarth town centre and with excellent views over Cardiff from the living room and kitchen. Partly improved having been decorated and with new carpets, the property comprises an entrance hall with built-in cupboard, spacious living room, a kitchen with dining space, two bedrooms and a bathroom. There is one allocated parking space and the development has a communal garden. Sold with no onward chain and ideal for first time buyers and investors alike. EPC: C.

**David
Baker & Co.**

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Accommodation

Hall

New fitted carpet. Wall mounted electric heater. Door entry phone. Power point. Built-in cupboard with hot water cylinder and shelf. Doors to all rooms.

Sitting Room 15' 8" x 11' 11" (4.78m x 3.63m)

An excellent sitting room with outstanding views across Cardiff. New fitted carpet. Wall mounted electric heater. uPVC double glazed window to the rear. Power points and TV point. Coved ceiling. Recessed lights. Phone point.

Kitchen 15' 9" into doorway x 9' 0" (4.79m into doorway x 2.74m)

A kitchen with dining space and once again, outstanding views across Cardiff. Fitted wall units and base units with laminate work surfaces. Integrated appliances including an electric oven and four zone electric hob with extractor hood over. Plumbing for washing machine. Space for counter level fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window. Part tiled walls. Power points. Space for a dining table and chairs. Wall mounted electric heater.

Bedroom 1 10' 10" x 11' 11" (3.3m x 3.64m)

Double bedroom with fitted storage furniture and a view out to St Augustines Church. Fitted carpet. Fitted wardrobes and shelf. Wall mounted electric heater. Power points. uPVC double glazed window to the front.

Bedroom 2 8' 11" x 9' 0" (2.71m x 2.75m)

Another double bedroom with uPVC double glazed window overlooking St Augustines Church. Fitted wardrobes to one wall. Fitted kitchen. Wall mounted electric heater. Power points.

Bathroom 6' 9" x 5' 9" (2.07m x 1.74m)

Vinyl flooring. Suite comprising a shower cubicle with mixer shower and unichrome shower system, a WC and wash hand basin. Extractor fan. Shaver point and wall mounted electric fan heater. Built-in cupboard.

Outside

The property has one allocated parking space and there is a communal garden.

Additional Information

Approximate Gross Internal Area

620 sq ft / 57 sq m.

Tenure

The property is held on a leasehold basis with a share of the freehold. 125 years to run from 25 December 1996 (97 years remaining).

Council Tax Band

The Council Tax band for this property is D which equates to a charge of £2,003.04 for the year 2024/25.

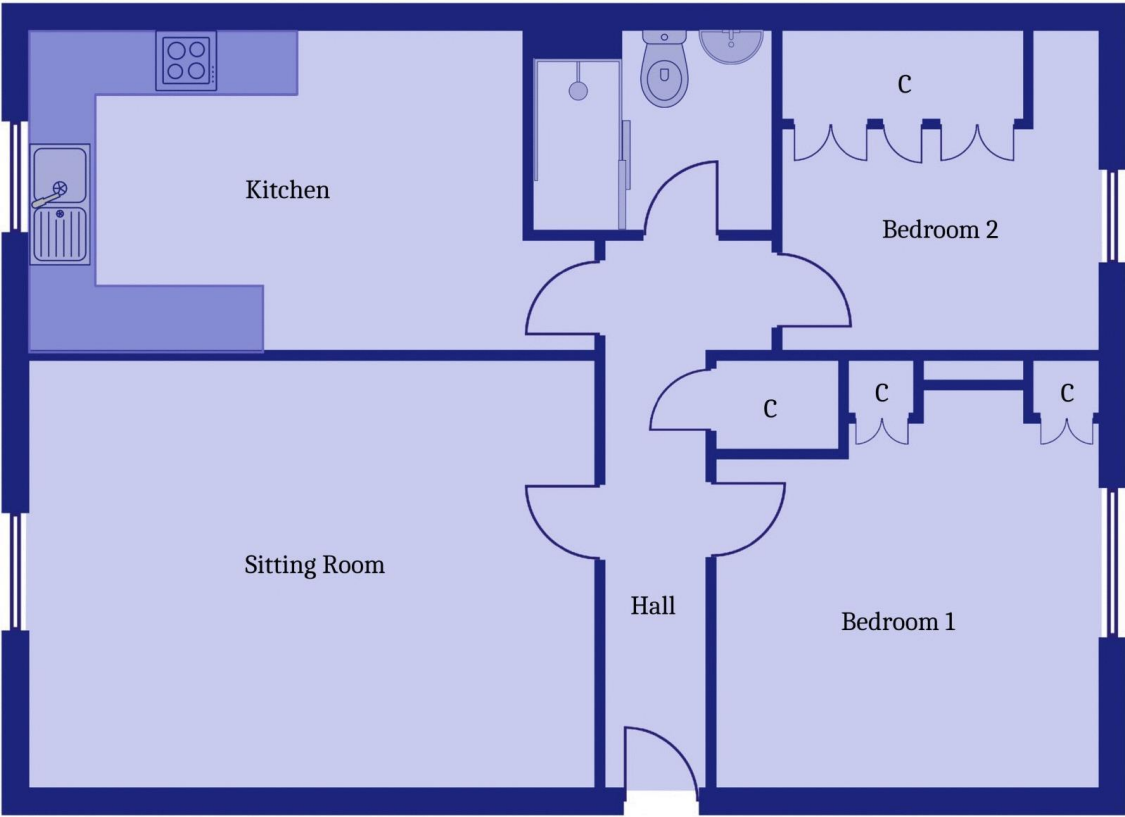
Service Charge

We have been informed by the vendor that the service charge is currently £780 per annum.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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