

3 Ty Gwendollen

Marconi Avenue, Penarth, Vale Of Glamorgan, CF64 1SS



An extensively renovated two double bedroom ground floor flat with it's own terrace and direct water views, located in a very popular gated development. The accommodation is ideal for downsizers and comprises an entrance hall with built-in cupboard, the living/ dining room with views, the kitchen, both double bedrooms and two bathrooms. There is an electric boiler fired central heating system and the flat has been upgraded to include a new kitchen, en-suite shower room, low energy LED lighting and electric boiler along with decoration and new floor coverings throughout. In excellent condition and sold with no onward chain. EPC: E.

**David
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Accommodation

Entrance Hall

Fitted carpet. Power points. Large built-in cupboard with hot water cylinder and electric boiler. Door entry phone. Central heating radiator. Doors to the living room, kitchen, both bedrooms and shower room.

Living / Dining Room 22' 3" max x 12' 4" max (6.78m max x 3.77m max)

A spacious living / dining room with direct access onto the terrace and water views across the river. Fitted carpet throughout. Two central heating radiators. Power points and TV point. Recessed lighting. uPVC double glazed windows to two sides as well as doors onto the terrace - all with fitted Venetian blinds.

Kitchen 9' 1" x 7' 9" (2.77m x 2.37m)

Tiled floor. Fitted kitchen comprising wall units, tall larder cupboard and base units with white doors and laminate work surfaces with matching upstands. Integrated electric oven, four zone electric hob, extractor hood, microwave, fridge freezer and washing machine. Single bowl composite sink with drainer. uPVC double glazed window to the side with fitted Venetian blind. Central heating radiator. Power points. Extractor fan.

Bedroom 1 13' 5" max x 8' 6" (4.1m max x 2.6m)

Double bedroom with en-suite shower room. Fitted carpet. Fitted bedroom furniture including wardrobes, tall cupboards and overhead storage with space for a king size bed (2.11m). Power points and TV point. Central heating radiator. uPVC double glazed window with fitted Venetian blinds. Door to the en-suite.

En-Suite 8' 8" max x 6' 1" (2.64m max x 1.86m)

A remodelled en-suite shower room with tiled floor and fully tiled walls. Suite comprising a large walk-in shower with twin head mixer shower, glass screen and built-in seat, a WC and a sink with storage below. Heated towel rail. uPVC double glazed window with fitted Venetian blinds. Recessed lights. Extractor fan. Fitted cabinet with mirrored, light and shaver point.

Bedroom 2 15' 3" max x 8' 10" (4.66m max x 2.69m)

The second double bedroom, this time with a large fitted wardrobe. Fitted carpet. Central heating radiator. Power points. uPVC double glazed window with Venetian blind.

Bathroom 5' 7" x 6' 0" (1.69m x 1.83m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with overhead mixer shower, a WC and a sink with storage below. Heated towel rail. Extractor fan. Recessed lights.

Outside

Terrace

The property benefits from a generous terrace laid to composite decking and with direct views over the river. Accessed from the main living room, this terrace has glass and steel balustrades and an outside light.

Parking

The property has two allocated parking spaces within the gated grounds.

Additional Information

Tenure

The property is leasehold (CYM55953) with 999 years to run from 1 January 2001 (975 years remaining)

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for 2025/26.

Approximate Gross Internal Area

790 sq ft / 73.4 sq m.

Utilities

The property is connected to mains electricity, water and sewerage services and has an electric boiler fired central heating system.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	52 E	
21-38	F		
1-20	G		

Floor Plan







