

19 The Horizon Trem Elai

Penarth, The Vale Of Glamorgan, CF64 1TE



A spacious and very well presented penthouse apartment in this popular development, with south facing views across Penarth. The property is located within a gated area, that provides secure allocated parking, and the accommodation comprises an entrance hall, living / dining / kitchen area, cloakroom and two en-suite bathrooms. There is a well sized, south facing balcony and the building also benefits from a lift to all floors. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£325,000

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Accommodation

Entrance Hall

Fitted carpet. Central heating radiator. Power points. Door entry phone. Built in cupboard with gas central heating boiler. Built in coat cupboard with plumbing for washing machine. Doors to living room, both bedrooms and the cloakroom.

Kitchen 17' 6" x 9' 11" (5.34m x 3.01m)

Fitted kitchen comprising a range of wall and base units with cream gloss doors and wood effect laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor, fridge, freezer and dishwasher (all Bosch). Wood effect LVT floor. Wooden double glazed windows to the side. Recessed lights. Extractor. Power points. Stainless steel splashback. One and a half bowl stainless steel sink with drainer. Central heating radiator. The kitchen is open to the main living room. Space for a dining table and chairs.

Living Room 15' 2" x 14' 5" (4.62m x 4.39m)

A very light living space with superb, far reaching South facing views over Penarth. Fitted carpet. Central heating radiator. Power and TV points. Wooden double glazed window and sliding doors onto the balcony (6.37m x 1.43m).

Bedroom 1 9' 3" x 13' 11" *plus dressing area* (2.82m x 4.25m *plus dressing area*)

Double bedroom with dressing room, en-suite and once again, with impressive views. Fitted carpet. Central heating radiator. Power and TV points. Wooden double glazed window and door with fitted roller blind and access onto the balcony. Door to en-suite. The dressing area has extensive fitted storage with mirrored sliding doors, light and power points.

En-Suite Bathroom 7' 3" x 6' 6" (2.2m x 1.97m)

A suite comprising a panelled bath with hand shower fitment, shower cubicle with mixer shower, WC with concealed cistern and a wash hand basin. Wooden double glazed window. Shaver point. Part tiled walls. Extractor. Heated towel rail. Wood effect LVT flooring. Recessed lights.

Bedroom 2 10' 0" x 13' 11" (3.04m x 4.25m)

The second double bedroom with en-suite bathroom. Fitted carpet. Wooden double glazed window with excellent views over Penarth. Power and TV points. Central heating radiator. Door to the en-suite.

En-Suite 5' 7" x 7' 7" (1.71m x 2.32m)

Wood effect LVT flooring. Suite comprising a shower cubicle with mixer shower, WC with concealed cistern and a wash hand basin. Wooden double glazed window. Shaver point. Heated towel rail. Extractor. Recessed lights.

Cloakroom 3' 7" x 5' 11" (1.09m x 1.81m)

Amtico floor. WC and wash hand basin. Extractor. Central heating radiator.

Outside

The property benefits from an allocated, secure parking space in the gated parking area, as well as use of the bike and bin stores.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a leasehold basis, with a term of 125 years commencing on and including 1 January 2010.

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,492.68 for the year 2021/22.

Service Charge

We have been informed by the vendor that the service charge is currently £2400 per annum.

Ground Rent

We have been informed by the vendor that the ground rent is currently £350 per annum.

Approximate Gross Internal Area

968 sq ft / 89 sq m.

Energy Performance Certificate

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

Floor Plan



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