

# 1 Gwent, Northcliffe

Penarth, Vale of Glamorgan, CF64 1DY



An attractively presented two bedroom ground and lower ground floor maisonette in this very popular and well established development in Penarth, not far from the town centre and only a short walk away from Penarth Marina and the Cardiff Bay Barrage. The property comprises the kitchen and an open plan living / dining space with partial views over Cardiff on the ground floor, two bedrooms and a bathroom below, with access to a private patio from the larger of the bedrooms. The development has extensive unallocated parking and communal grounds. Sold with no onward chain. EPC: C.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £175,000

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## **Accommodation**

### **Ground Floor (from front)**

#### **Porch / Hall**

Entered via a uPVC front door that leads from the ground floor at the front of the building. Fitted carpet. Wall mounted gas combination boiler. Doors to the kitchen and living room. Built-in cupboard. Central heating radiator. Dado rail.

#### **Kitchen 8' 10" x 9' 1" (2.68m x 2.76m)**

Vinyl floor and part tiled walls. Fitted wall and base units with cream shaker style cabinet doors and wood effect laminate work surfaces. Recess for cooker (currently with double oven and four burner gas hob). Plumbing for washing machine. Space for fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window to the front. Power points.

#### **Living / Dining Room 12' 1" x 14' 11" maximum (3.69m x 4.55m maximum)**

A spacious living room partly open to the kitchen and with two uPVC double glazed windows to the rear that overlook the communal grounds and give partial water views over the Bristol Channel and Cardiff. Fitted carpet throughout. Power points and TV point. Central heating radiator. Stairs down to the lower ground floor.

### **Lower Ground Floor**

#### **Hall**

Fitted carpet to the hall and the stairs. Doors to both bedrooms and the bathroom. Central heating radiator. Small under stair storage area.

#### **Bedroom 1 12' 2" x 8' 1" (3.7m x 2.46m)**

Double bedroom to the rear of the property with uPVC double glazed windows and doors leading out onto the patio. Two built-in cupboards. Central heating radiator. Power points and TV point.

#### **Bedroom 2 12' 2" x 7' 6" maximum (3.7m x 2.28m maximum)**

Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Power points.

#### **Bathroom 6' 2" x 6' 5" (1.88m x 1.96m)**

Tiled floor and part tiled walls. Suite comprising a panelled bath with electric shower and glass screen, WC and wash hand basin. Extractor fan.

### **Outside**

The property benefits from a private patio area, laid to paving, accessed from the main bedroom on the lower level. This patio is open and gives access to the communal gardens.

### **Communal Facilities**

Northcliffe is a very well established development and has extensive unallocated off road parking. There is also a secure communal garden that is locked to non-residents at all times.

### **Additional Information**

#### **Tenure**

The property is held on a leasehold basis (CYM797467) with 999 years to run from the 31st October 1983 (959 years remaining).

#### **Council Tax Band**

The Council Tax band for this property is C, which equates to a charge of £1780.48 for the year 2024/25.

#### **Service Charge**

The Service Charge for this property is currently £140 PCM (£1,680 per annum).

Ground Rent

There is no ground rent payable for this property.

Approximate Gross Internal Area

559 sq ft / 52 sq m.

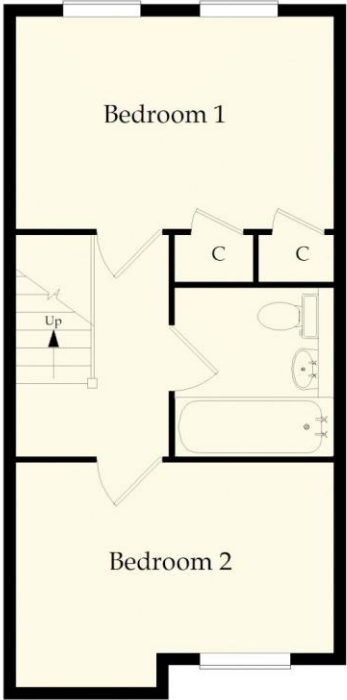
Utilities

The property is connected to mains water, sewerage, gas and electricity.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Lower Ground Floor



Ground Floor

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