

# 21 Hafan yr Ysgol

High Street, Penarth, Vale of Glamorgan, CF64 1FA



A first floor one bedroom flat, situated in a modern, purpose built block close to Penarth town centre and being sold with no onward chain. The property is ideal for first time buyers, investors and downsizers and comprises a lounge / dining / kitchen area, double bedroom and bathroom. This is excellent low maintenance accommodation with an allocated parking space and small communal garden. EPC: B.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £160,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
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## **Accommodation**

### **Communal Entrance Hall**

Stairs up to first floor landing.

### **Hall**

Fitted carpet. Door entry phone. Power points. Spacious storage cupboard with hot water tank. Central heating radiator. Doors to the living room, bedroom and bathroom.

### **Lounge 11' 7" x 11' 3" (3.53m x 3.43m)**

This is a spacious lounge, open plan to the kitchen and with some space for dining. Fitted carpet. uPVC double glazed doors to the front onto a Juliet balcony, with fitted Venetian blinds. Power points and TV point. Two central heating radiators.

### **Kitchen 11' 1" x 9' 4" (3.37m x 2.84m)**

A fitted kitchen comprising of wall units and base units with laminate work surfaces. Single bowl stainless steel sink unit with drainer. Integrated electric oven, four zone electric hob and extractor fan. Space for a counter level fridge freezer. Power points. Plumbing for a washing machine. Tiled floor and part tiled walls.

### **Bedroom 13' 8" x 10' 0" (4.17m x 3.05m)**

A double bedroom with uPVC double glazed windows to the front with fitted Venetian blinds. Fitted carpet. Central heating radiator. Power, TV and phone points. Recess ideal for wardrobes.

### **Bathroom 7' 11" x 6' 2" (2.42m x 1.88m)**

Suite comprising a panelled bath with shower, a WC and a pedestal sink. Part tiled walls. Extractor fan. Central heating radiator. Shaver point.

## **Outside**

The development benefits from a small communal garden with clothes drying area, bin store and there is also an allocated parking space (E).

## **Additional Information**

### **Tenure**

The property is leasehold (CYM591175) with 125 years from 1st July 2012 (111 years remaining).

### **Service Charge**

We have been informed by the seller that the service charge for 2026 is £741.01.

### **Ground Rent**

The ground rent is currently £75 per annum.

### **Council Tax Band**

The Council Tax Band for this property is C, which equates to a charge of £1,888.01 for the year 2025/26.

### **Approximate Gross Internal Area**

484 sq ft / 45 sq m.

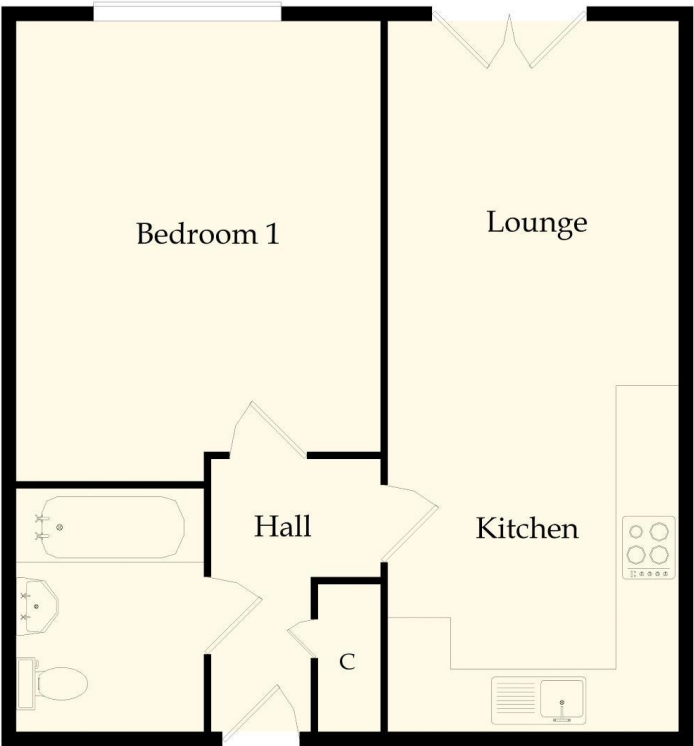
### **Utilities**

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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