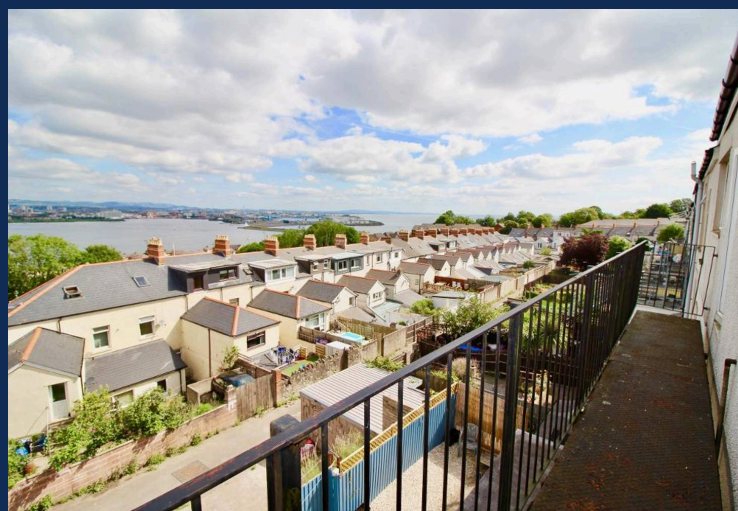




52c Queens Road, Penarth

£215,000 Leasehold

****EXPANSIVE VIEWS*PENARTH TOWN CENTRE**** MGY are pleased to present to let this two double bedroom, first floor apartment located on the cusp of Pen...

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

LOCATION

Penarth is a picturesque coastal town in the Vale of Glamorgan, renowned for its beautiful coastline, elegant Victorian architecture and welcoming community. The town offers an appealing blend of seaside charm and everyday convenience, with an array of green spaces, the iconic Penarth Pier and stunning views across the Bristol Channel. Dingle Road railway station is within easy walking distance, providing convenient connections to Cardiff and the surrounding areas. Penarth is also home to highly regarded schools, including Stanwell School and St Cyres School, offering a range of academic and extracurricular opportunities. With excellent transport links to Cardiff Bay, Cardiff city centre, the M4 and the wider region, Penarth is an appealing place to live. It combines the tranquillity and character of a coastal community with the convenience of easy access to Cardiff and beyond.

ENTRANCE

Property entered from street level and up a single staircase shared with another top floor flat into spacious hallway via wooden door from communal hallway into spacious kitchen.

KITCHEN

12' 2" x 10' 10" (3.70m x 3.30m)

Very spacious kitchen with a range of wall and base units with ample storage. Integrated hob, oven, tall fridge freezer and stainless steel sink and drainer with large window overlooking breathtaking views of Cardiff Bay.

LOUNGE

12' 6" x 12' 2" (3.80m x 3.70m)

Lovely reception room with newly fitted uPVC window and view onto the front of the property. Newly fitted carpet and freshly plastered and decorated.

HALLWAY

Generous hallway which can be accessed via the balcony at the rear of the property and gives access to all rooms and loft. Includes fitted storage units.

BEDROOM ONE

11' 10" x 10' 10" (3.60m x 3.30m)

Very good size double bedroom at the rear of the property with breathtaking views across Cardiff City and the Bay through large double glazed window. Newly fitted carpet and freshly plastered and decorated.

BEDROOM TWO

12' 2" x 9' 10" (3.70m x 3.00m)

Very good size double room with newly fitted carpet and decor throughout.. Large window with view towards front of the property.

BATHROOM

9' 6" x 6' 3" (2.90m x 1.90m)

Good size three piece suite bathroom comprising of panel bath with overhead electric shower, WC and pedestal sink. Storage cupboard with water tank. Obscure uPVC window to front.

BALCONY

Very good size balcony leads to rear access stairs at the rear of the building. Breathtaking views across the Bay and Cardiff City plus views towards the Severn Channel.

TENURE

MGY are advised that this property is leasehold with a term of 189 years from 2001. Service charges of £275 per annum and building insurance of £170 per annum. Ground Rent £150 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





PENARTH 029 2047 5191

17 Glebe Street, Penarth, Vale of Glamorgan,
CF64 1ED



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