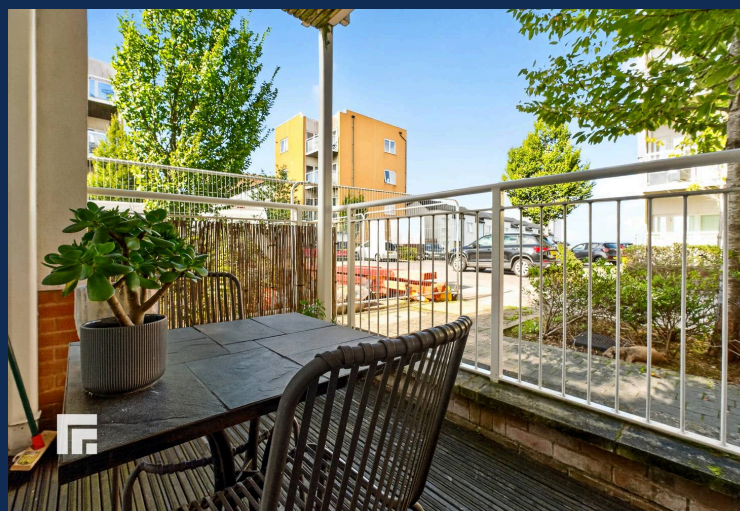




22 Pearse Close, Penarth

£175,000 Leasehold

Modern two-bedroom flat with open-plan living, private terrace, quality kitchen, allocated parking, and secure entry. Close to shops and transport. Ideal for comfort, convenience, and style.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

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.

HALLWAY

Enter via communal hallway, through attractive wooden fire door. Telephone Intercom system, central light. Wooden door leading to all rooms and storage cupboard.

LOUNGE/KITCHEN/DINING ROOM

15' 11" x 15' 4" (4.84m x 4.67m)

Light and spacious open plan lounge, dining room and modern kitchen. Row of kitchen units with integrated oven, hob and extractor fan, one and half sink with drainer and mixer tap. Integrated fridge freezer. Radiator. Double glazed window to front. Double glazed door leading onto terrace. 2 central light fitting. Laminated wood style flooring.

BEDROOM ONE

11' 1" x 10' 3" (3.38m x 3.12m)

Double Bedroom with double glazed UPVC door leading onto terrace. Radiator. Central fan light fitting. Laminate wood style flooring

BEDROOM TWO

10' 6" x 7' 0" (3.19m x 2.13m)

Single bedroom with double glazed uPVC window to side of property. Laminate style wood flooring. Central light. Radiator.

BATHROOM

7' 7" x 7' 5" (2.30m x 2.27m)

Modern bathroom fitted with fully tiled shower, with mixer tap over head shower attachment and glass sliding shower screen. Sink with mixer tap. W/C. Laminate style wooden floor. Fitted mirror to wall. Towel radiator

TERRACE

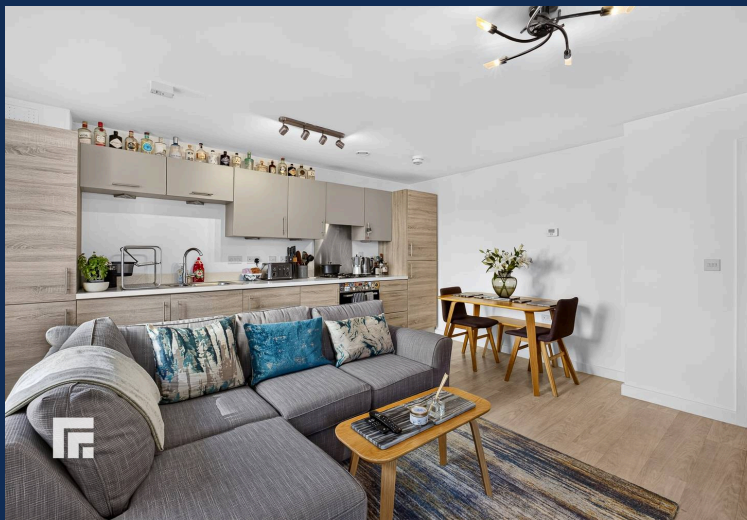
Decked terrace with metal balustrade. Ample space for table and chairs. Accessed from the master bedroom.

TENURE

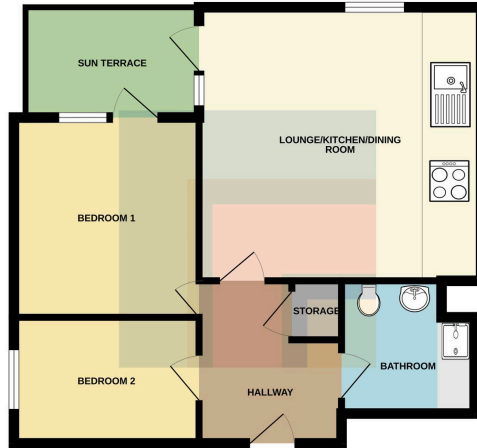
MGY are advised that this property is leasehold with a term of 125 years from 2010. Service charges of between £2750 - £3000 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning, refuse disposal, an allocated parking space and visitor parking. This property is on a water meter. Ground Rent £250 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.



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq.ft. (51.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and other details are approximate and are not intended to be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or condition.

PENARTH 029 2047 5191

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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