





86 Beechwood Drive, Penarth

£215,000 Leasehold

Council Tax band: C

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 PORCH
5' 7" x 3' 6" (1.69m x 1.06m)
The entrance hallway features attractive wooden laminate flooring, a pendant ceiling light and a double storage cupboard, providing ideal space for coats, shoes and other household essentials. A glazed door leads through to the living/dining room

LIVING/DINING ROOM
20' 6" x 14' 1" (6.24m x 4.28m)
The room enjoys a pleasant dual aspect, with a large uPVC double-glazed window to the front and a glazed door with an adjoining window to the side, overlooking the rear. Further features include attractive timber-effect flooring, multiple ceiling light fittings and radiators.

UTILITY ROOM
7' 0" x 4' 2" (2.13m x 1.26m)
Featuring an obscured glazed door to the rear and a window to the side, this useful space benefits from tiled flooring, plumbing for white goods and a wall-mounted light fitting.

KITCHEN
12' 0" x 6' 9" (3.67m x 2.07m)
Accessed via sliding barn-style doors from the dining area, the kitchen features traditional-style cabinetry complemented by wood-effect work surfaces and an inset sink with drainer. Further benefits include vinyl flooring, a gas hob, oven and grill, together with a freestanding fridge/freezer. A rear-facing window provides natural light

HALLWAY
5' 9" x 4' 8" (1.75m x 1.41m)

BEDROOM TWO
12' 0" x 8' 9" (3.66m x 2.67m)
A second well-proportioned double bedroom featuring a uPVC double-glazed rear-facing window. The room is finished with attractive timber-effect flooring, neutral décor, a pendant ceiling light and radiator

BATHROOM
9' 3" x 4' 8" (2.81m x 1.41m)
Recently modernised to provide a contemporary suite comprising a double shower enclosure, low-level WC and vanity wash hand basin with mixer tap. The room further benefits from timber-effect flooring, stylish panelled walls, a radiator and a obscured rear-facing window providing natural light while maintaining privacy

GARDEN
The property benefits from well-maintained outdoor space, with a front garden laid to lawn and a pathway leading to the front entrance. To the side, a pleasant hedge-lined garden provides additional outdoor space, while to the rear there is a patio area, conveniently accessed via the utility room

GARAGE
The garage is situated to the rear of the property and is the second garage from the left. It is identifiable by its blue-painted, manually operated up-and-over door. We have been advised by the sellers that the garage roof was renewed in recent years

TENURE
MGY are advised that this property is leasehold with a term of 153 years from 2008. No service charge and no ground rent.

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

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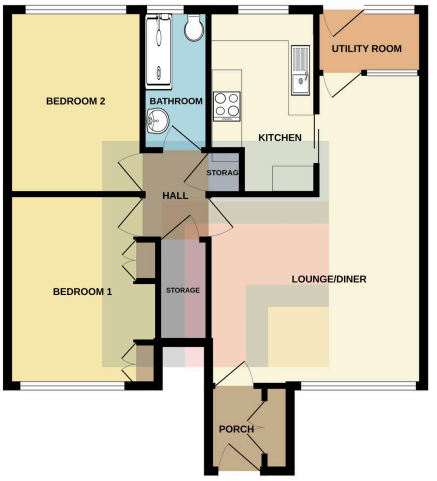
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GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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