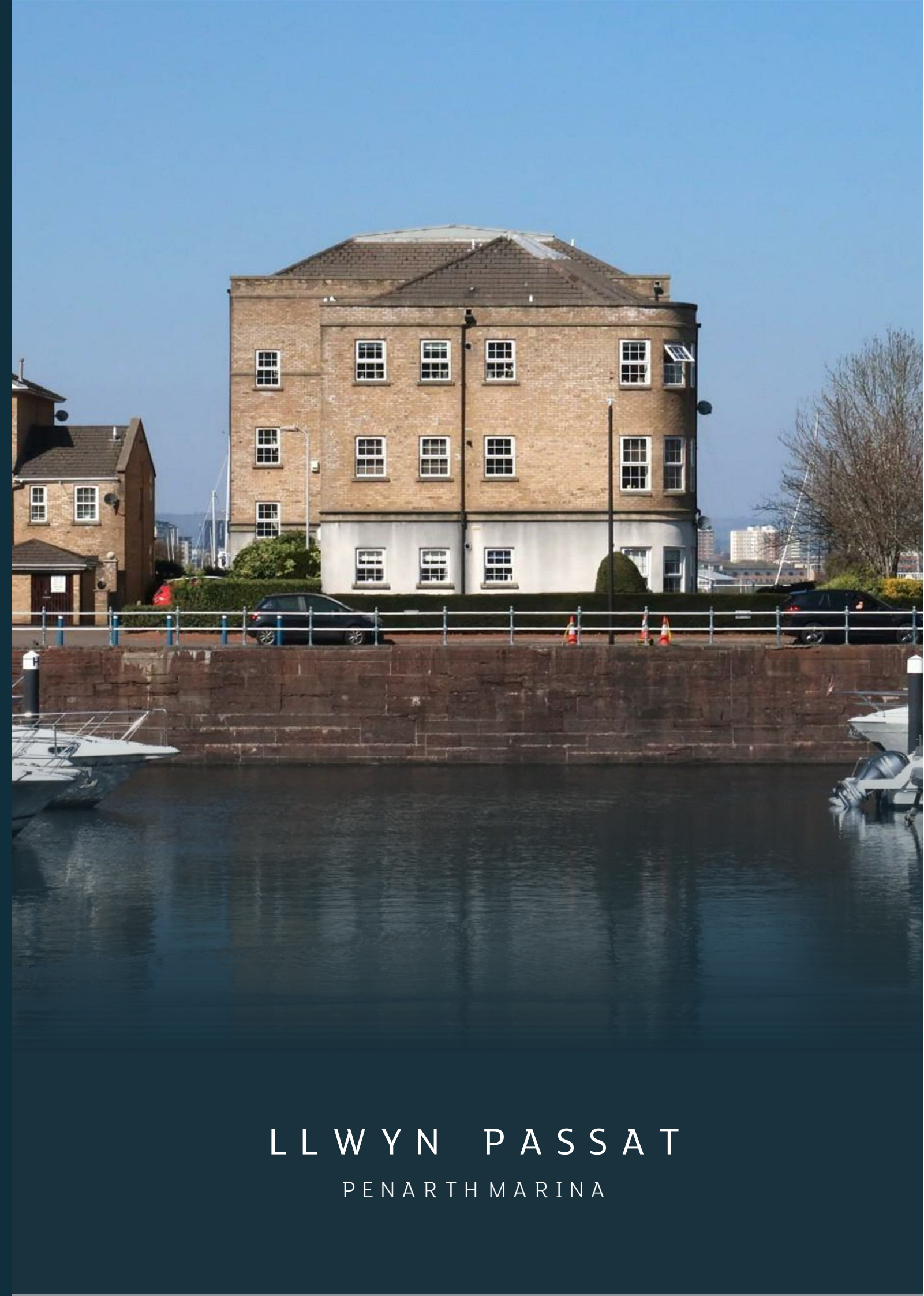


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLWYN PASSAT  
PENARTH MARINA





#### COMMUNAL ENTRANCE

Intercom entry leading to all apartments.

#### HALL

Access to all rooms, engineered wooden flooring, entry phone, access to loft space.

#### LOUNGE

**4.45m x 4.39m (14'7" x 14'5")**

Spacious living room with curved feature corner including 3 windows directly overlooking the Yachts moored in the main basin, TV point, telephone point.

#### KITCHEN

**3.66m x 2.06m (12' x 6'9")**

Beautifully refitted by Wren with an extensive range of stylish wall and base units with solid oak worktop and stainless steel sink & drainer with mixer tap and tiled splash backs, integrated dishwasher plus built in oven, hob & cooker hood, washing machine and fridge/freezer to remain, window to rear overlooking the water, concealed gas combination boiler (May 2021), features include soft close doors & drawers, under lighting plus pull out corner chrome carousel unit.

#### BEDROOM 1

**4.09m x 2.92m (13'5" x 9'7")**

Large double bedroom, window to side.

#### BEDROOM 2

**3.76m x 2.34m (12'4" x 7'8")**

Double bedroom, 2 windows to the front overlooking the water & yachts, engineered wooden floor.

#### BATHROOM

Stylishly appointed refitted contemporary white suite comprising a panel bath - shower over & glass screen, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround by Porcelanosa and tiled floor, extractor fan, heated chrome towel rail, mirrored wall cabinet with interior shaver point.

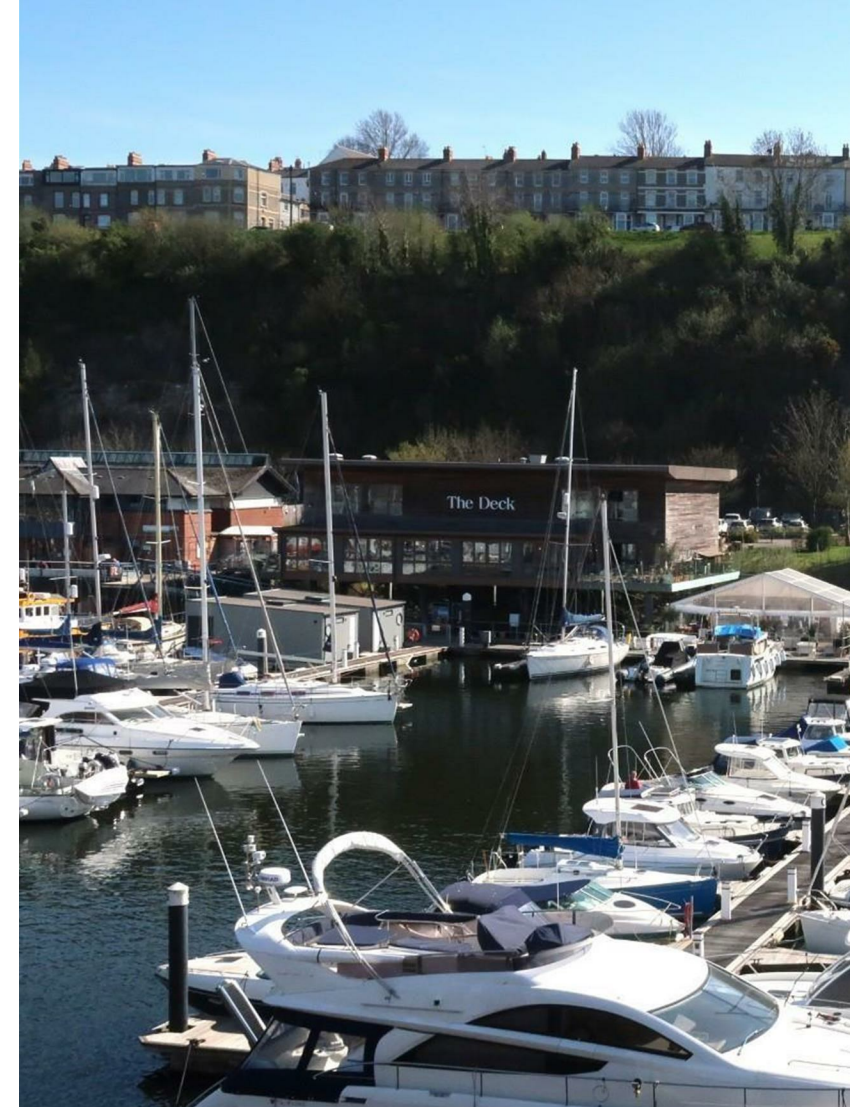
#### OUTSIDE

Allocated parking space near to the entrance door.

#### INFORMATION

We believe the property to be leasehold with a 125 year lease from 1st June 1997 therefore with 98 years remaining. The service charge is £1,285 annually and Ground Rent £129.00 annually.

Council Banding - Band E £2,596.01 (2025-2026)










## LLWYN PASSAT

PENARTH MARINA, CF64 1SE -  
£250,000

 2 Bedroom(s)  1 Bathroom(s)  667.00 sq ft

Situated on the top (second) floor within this waterfront building is this spacious apartment. Lounge, kitchen and second bedroom overlooking the Yachts moored in the main basin. For sale with no on-going chain and beautifully presented.

Benefitting from a newly fitted quality kitchen by Wren with appliances to include dishwasher, oven, hob & hood, washing machine plus fridge/freezer and a refitted quality bathroom - contemporary suite with Porcelenosa tiling.

Briefly comprising a communal entrance, hall, spacious lounge - unique feature curved corner overlooking the water, kitchen, 2 generous double bedrooms plus bathroom - shower.

Complimented with upvc double glazing and gas central heating - replacement combination boiler (2021).

With an allocated parking space plus visitor parking. A short walk to the Barrage plus within the Marina - fine dining plus cafe's. Viewing highly recommended.

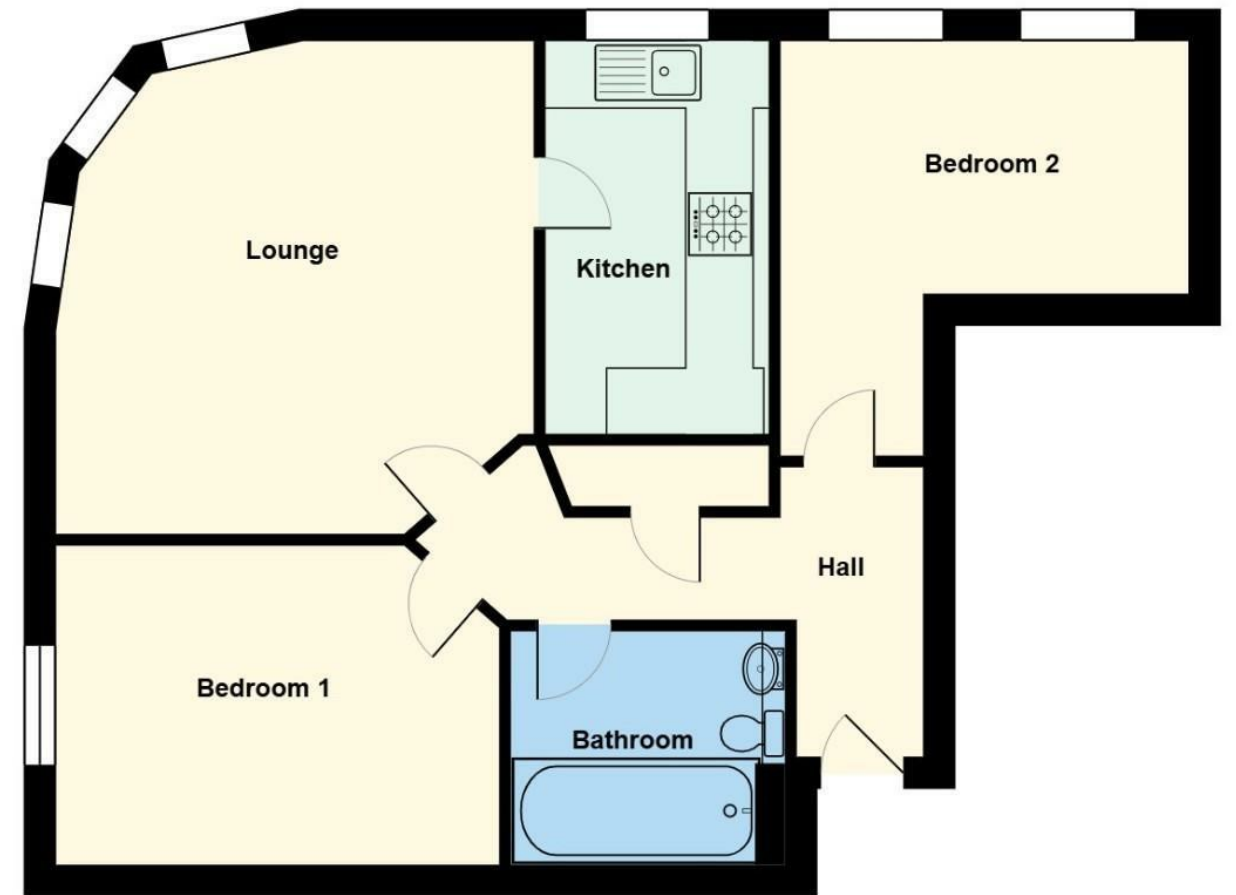



### PROPERTY SPECIALIST

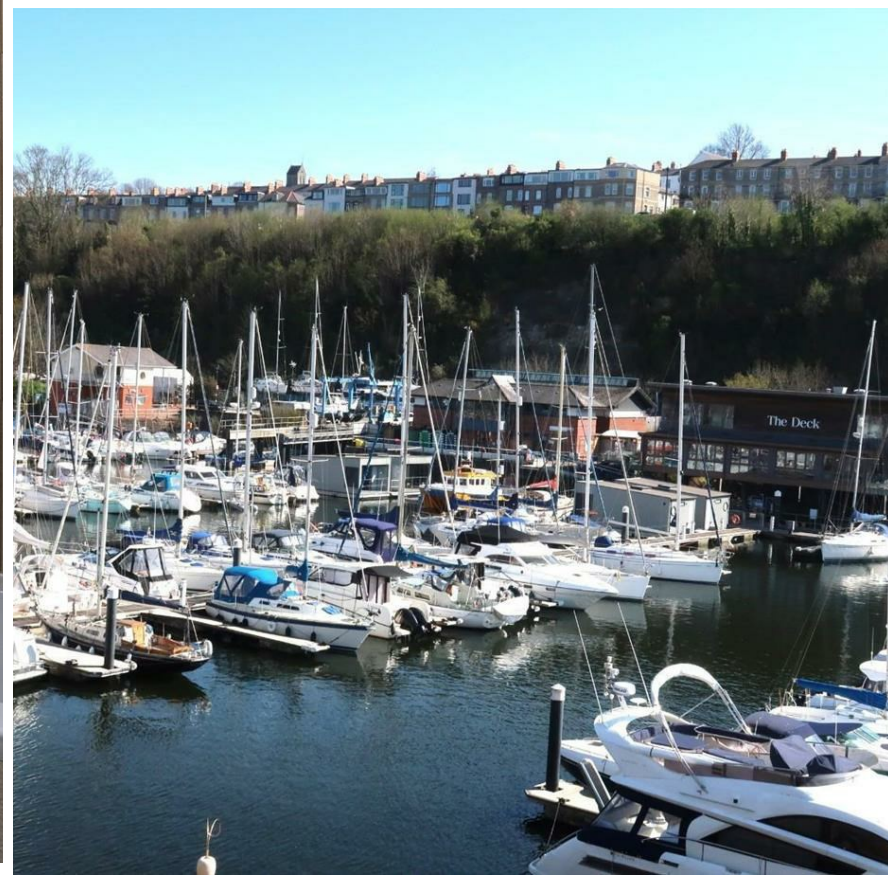
Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator







 Llwyn Passat, Penarth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	