

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLWYN PASSAT



#### COMMUNAL ENTRANCE

Intercom entry leading to all apartments.

#### HALL

Access to all rooms, intercom entry phone, generous cloaks cupboard.

#### 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")**

Extensively fitted wall and base units with laminate worktop and inset stainless steel one & half bowl sink and drainer with mixer tap, built in double oven, hob & hood, space for fridge/freezer plus plumbed for washing machine, window to front overlooking the water, concealed gas combination boiler - fitted 2023 - 5 year warrantee).

#### BEDROOM 1

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

Large double bedroom, feature arched 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.

#### 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 walls by Porcelanosa and tiled floor, extractor fan, heated chrome towel rail, wall mounted mirror with light & bluetooth, shaver point.

#### GROUNDS

Allocated parking space plus visitor spaces, well tended established shrub borders.

#### 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

, CF64 1SE - £270,000



2 Bedroom(s)



1 Bathroom(s)



667.00 sq ft

Situated on the ground 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.

Extensively modernised to include a totally revamped kitchen, newly fitted stunning bathroom, newly installed heating system (boiler 2023 - 5 year warrantee) with new radiators, new lighting, new quality interior doors, newly fitted carpets plus complete redecoration throughout.

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

Complimented with upvc double glazing, intercom entry and gas central heating.

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.



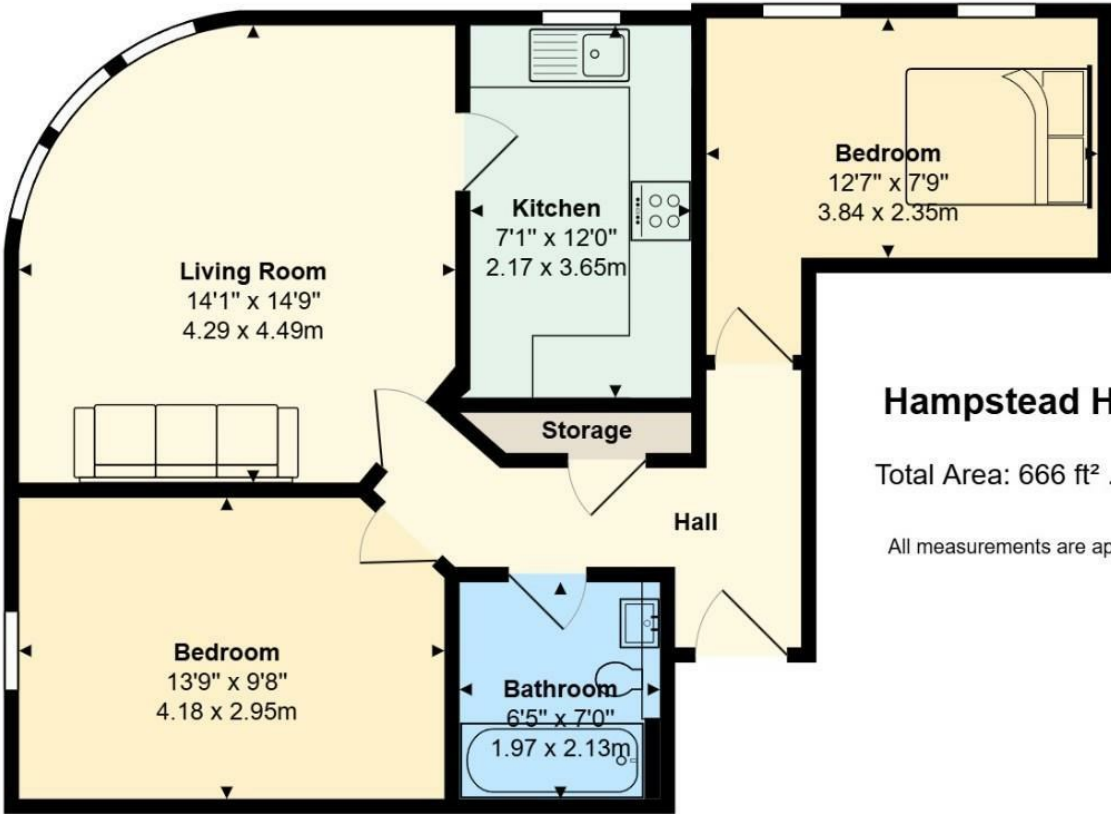
### PROPERTY SPECIALIST

Mr Paul Davies

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Property Management Co-ordinator





Llwyn Passat, Penarth



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      | 78                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |