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*Beach Road*

CARDIFF

VALE

CAERPHILLY

BRISTOL



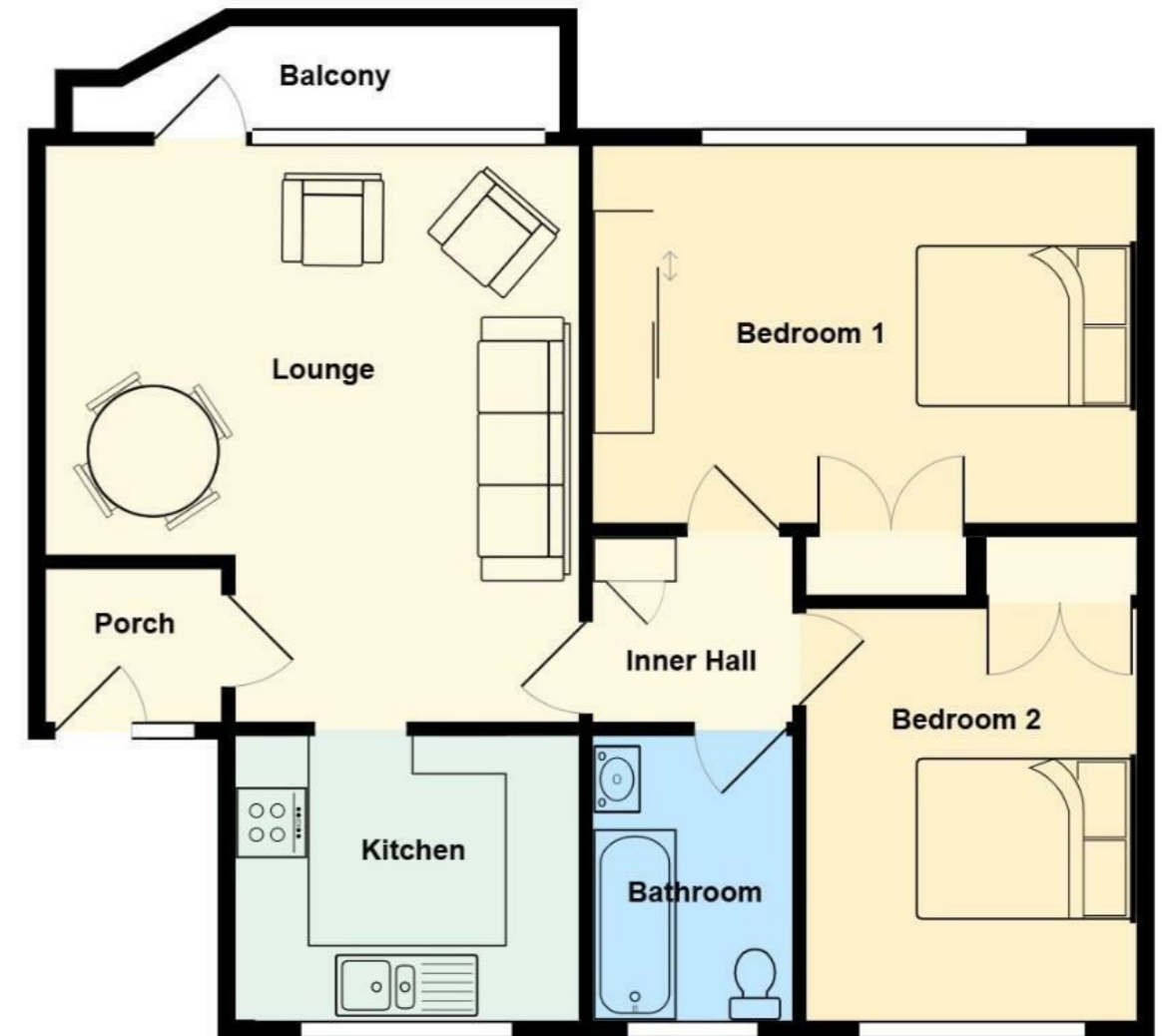
Comments by Mr Paul Davies



**Property Specialist**

**Mr Paul Davies**  
Property Management Co-ordinator

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Comments by the Homeowner





# Beach Road

, Penarth, CF64 1JU

£250,000



2 Bedroom(s)



1 Bathroom(s)



710.00 sq ft



Contact our  
**Penarth Branch**

02920415161

For sale with no on-going chain and immediate occupation is this purpose built top floor (2nd) spacious flat. Benefitting from a Westerly facing balcony affording views across Alexandra Park and up towards the town center, a single garage plus a 999 year lease from 2006. In need of some internal updating but offers excellent potential. A short walk takes you into the town center plus the other way takes you down to the seafront with its Esplanade, beach and award winning Pier.

Briefly comprising a communal entrance, porch, spacious lounge with access onto the balcony, fitted kitchen, inner hall, 2 double bedrooms - built in wardrobes to the both and a bathroom - shower. Complimented with upvc double glazing and gas central heating - combination boiler.

With an established communal rear lawn plus parking in front of the garage.

Viewing highly recommended.



#### Communal Entrance

Enter via security intercom into the communal entrance, staircase leading to all flats.

#### Porch

Enter via door with side glazed panel into porch.

#### Lounge 15'9" max x 14'8" max (4.80m max x 4.47m max)

Spacious living room, door with picture window leading onto the balcony - balcony is Westerly facing and affords a view towards Alexandra Park, TV point.

#### Kitchen 9'8" x 7'9" (2.95m x 2.36m)

Fitted wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap, window to front, concealed combination boiler.

#### Inner Hall

Access to both bedrooms & bathroom, built in linen cupboard.

#### Bedroom 1 14'10" x 10'4" (4.52m x 3.15m)

Large master double bedroom, window to rear, built in double wardrobes.

#### Bedroom 2 11'3" x 9' (3.43m x 2.74m)

Double bedroom, window to front, built in double wardrobes.

#### Bathroom

Fitted with a 3 piece suite comprising a panel bath with shower over, pedestal wash hand basin and close coupled wc, window to front.

#### Grounds

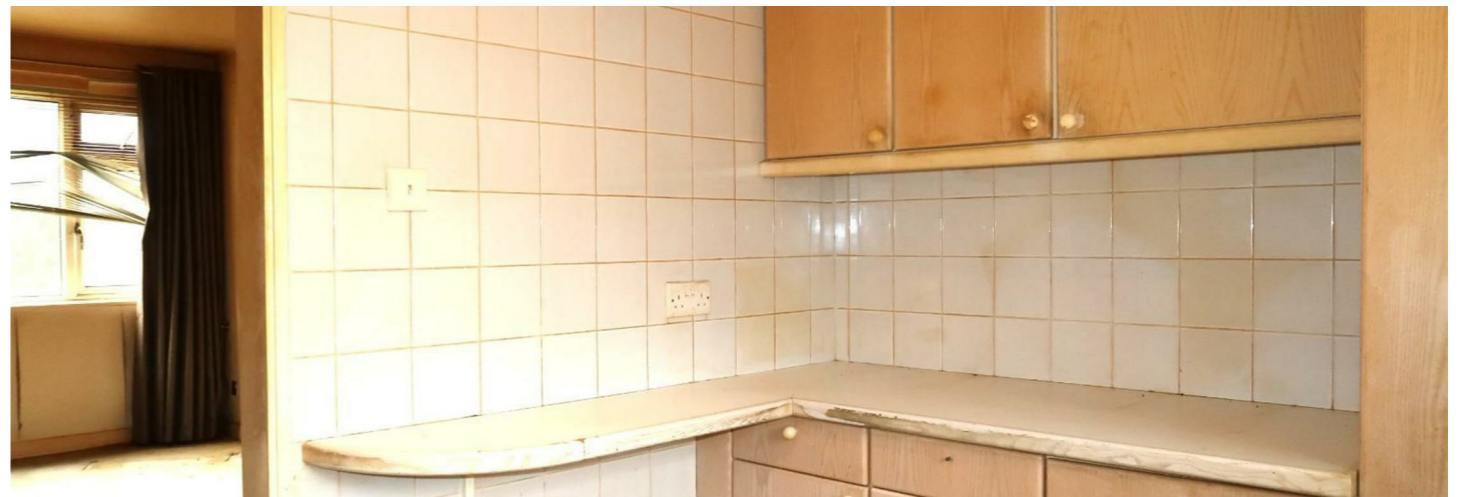
Albany Court benefits from a well tended and established rear communal lawn with boundary wall, at the front are established shrubs on display.

#### Garage 18' x 5" (5.49m x 1.52m)

Single garage within a block, roller door allowing access.

#### Information

We believe the property is leasehold with a 999 year lease from 08-09-2006 therefore with 980 years remaining.  
Council Banding - Band D £2,124.01 (2025-2026)





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

