

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



THE SLIPWAY  
PENARTH MARINA

THE SLIPWAY

PENARTH MARINA, CF64 1SH -  
£185,000

For sale with no on going chain and immediate occupation.  
Purpose built flat located upon the ground floor. To be sold with an extended lease of 999 years from the date of a mutual completion.  
Benefitting from an allocated parking space close to the entrance plus numerous visitor spaces. Complimented with gas central heating, upvc double glazing and security intercom entry.  
Briefly comprising a communal entrance, lobby plus entrance hall, spacious lounge with deep bay window, kitchen with built in oven, hob & hood plus room for dining table & chairs, 2 double bedrooms - master with fitted wardrobes (mirrored doors not hanging currently) plus a stylishly appointed bathroom - shower.  
Set in landscaped grounds.  
Viewing highly recommended.

 2 bedroom(s)  1 bathroom(s)  753.00 sq ft

**COMMUNAL ENTRANCE**  
Intercom entry to all flats in this block.

**LOBBY**  
Inner lobby leading to the hall.

**ENTRANCE HALL**  
Access to all rooms, intercom entry phone, cloaks cupboard and separate linen cupboard - shelving & small radiator, laminate floor.

**LOUNGE**  
4.90m max x 4.45m into bay (16'1" max x 14'7" into bay)  
Spacious living room with deep bay window to rear offering a pleasant outlook of the adjacent trees, TV point, laminate floor.

**KITCHEN**  
3.58m x 2.74m (11'9" x 9'32")  
Fitted wall and base units with round edge worktop and inset stainless steel one & half bowl sink & drainer with mixer tap and tiled splash backs, plumbed for washing machine, space for fridge & freezer, built in oven, hob & hood, window to rear, space for table & chairs, wall mounted combination boiler.

**BEDROOM 1**  
3.86m x 3.18m (12'8" x 10'5")  
Master double bedroom, 2 windows to front, with a range of wardrobes to one wall - mirrored sliding doors (unattached).

**BEDROOM 2**  
2.87m x 2.69m (9'5" x 8'10")  
Double bedroom, window to front.

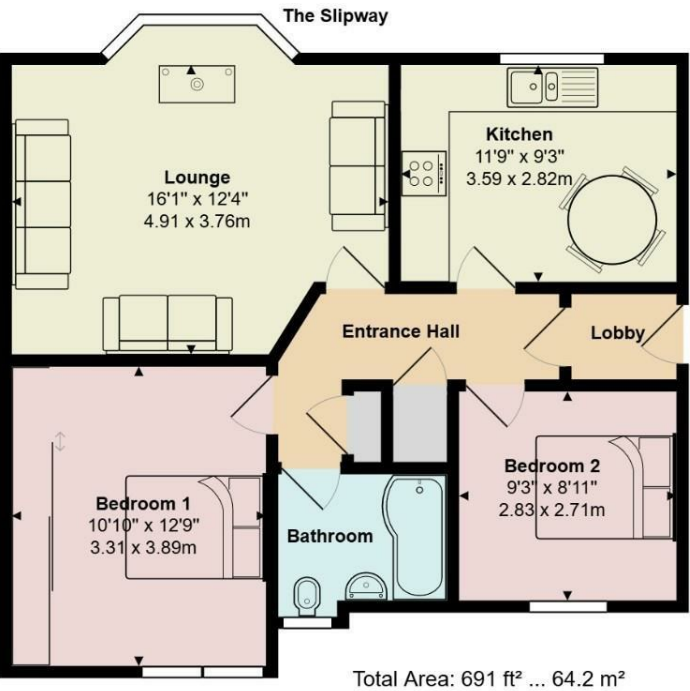
**BATHROOM**  
Modern white suite comprising a panel P shape bath with independent shower over and glass screen, vanity wash hand basin and close coupled wc - concealed cistern, fully tiled walls and tiled floor, heated chrome towel rail, extractor fan, window to rear.

**GROUNDS**  
Set in communal landscaped grounds with an allocated plus numerous visitor parking spaces.

**INFORMATION**  
We believe the lease will be extended by 999 years to coincide with a mutual completion.  
Service charge: £1,031.36  
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                                   | 77      | 78                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



All measurements are approximate and for display purposes only