

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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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. 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

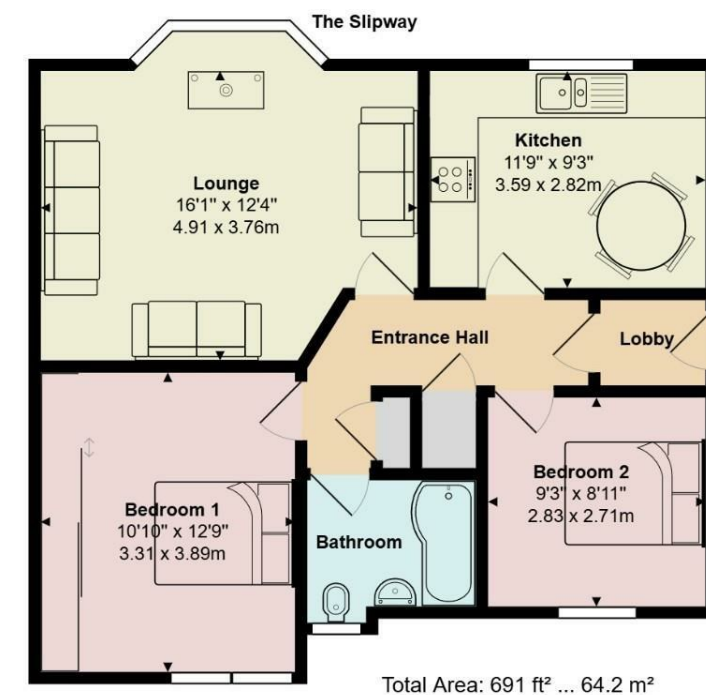
Set in communal landscaped grounds with an allocated plus numerous visitor parking spaces.

## INFORMATION

We believe the flat is leasehold with a 100 year lease from 1st January 1998 therefore with 73 years remaining. Council Banding - Band D £2,124.01 (2025-2026)



| 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>                            | <b>77</b>   | <b>78</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  |           |



All measurements are approximate and for display purposes only