



13 Arlington Road, Penarth CF64 5TQ £115,000 Share of Freehold

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Nestled in the charming area of Sully, Penarth, this studio apartment in need of refurbishment on Arlington Road, Ideal for individuals or couples seeking a cosy living space, this property features a well-appointed reception room/bedroom that serves as a versatile area for relaxation and entertaining.

Situated in a desirable location, residents will benefit from the tranquil surroundings while still being within easy reach of local amenities and transport links. The picturesque coastal views and nearby parks enhance the appeal of this property, making it an excellent choice for those who appreciate the beauty of nature.

This studio apartment is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a sought-after area. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this charming studio your new home.



FRONT

Off road parking, communal gardens. Pathway leading to a UPVC front door opening to:-

Hallway

6'7 x 3'4 (2.01m x 1.02m)

Textured ceiling, plastered walls and vinyl flooring. Electric heater. Doors to bathroom and living/bedroom.

Bathroom

6'1 x 5'6 (1.85m x 1.68m)

Textured ceiling, PVC panelling to all walls. Vinyl flooring. Double shower cubicle with shower over. Vertical heater. Vanity wash hand basin and w.c. Airing cupboard.

Living/Bedroom

15'0 x 13'4 (4.57m x 4.06m)

Textured ceiling, plastered walls and vinyl flooring. UPVC double glazed windows. Electric heating. Door to kitchen.

Kitchen

9'3 x 7'3 (2.82m x 2.21m)

Textured ceiling, plastered and tiled walls. Vinyl flooring. UPVC double glazed windows. Wall units, base units and work surfaces over. Plumbing for washing machine. Space for fridge/freezer. Stainless steel sink with mixer tap.

COUNCIL TAX

Council tax band TBC.

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory

condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

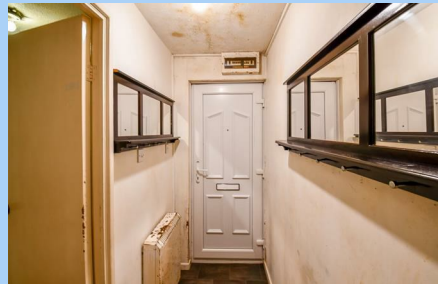
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350