

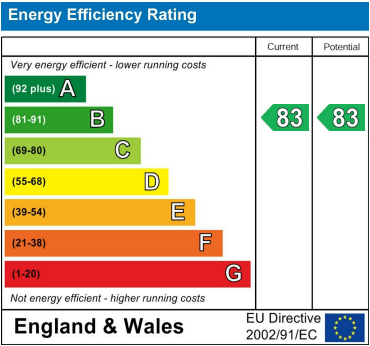
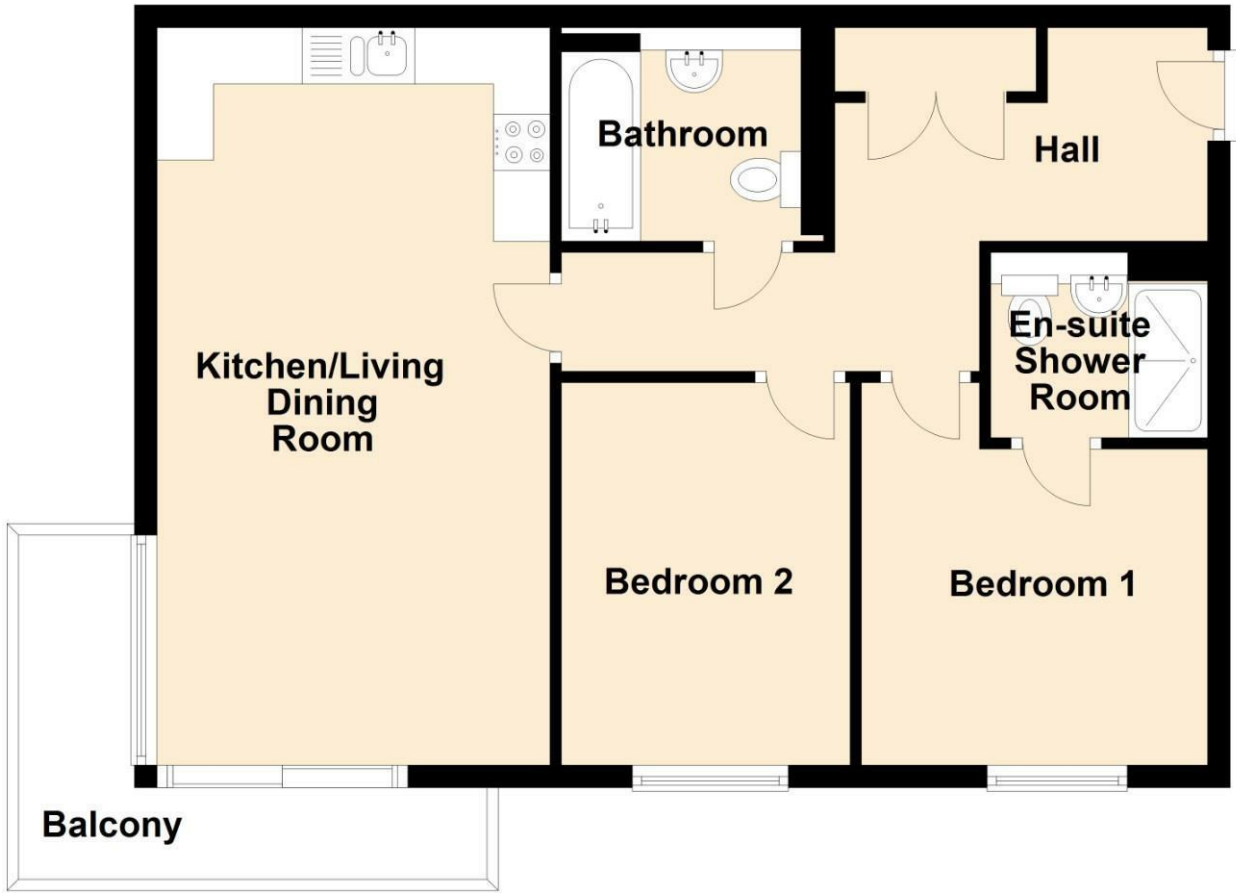


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharpe.com](mailto:info@shepherdsharpe.com)  
**Lettings enquiries:** [lettings@shepherdsharpe.com](mailto:lettings@shepherdsharpe.com)

**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

**Ground Floor**



SHEPHERD SHARPE



**7 The Pinnacle Trem Elai**

Penarth CF64 1TF

**Offers Over**  
**£250,000**

A superb two bedroom second floor apartment with great views of the Penarth Marina, Channel, Cardiff Bay. Comprises hallway, open plan living/dining/kitchen with 'wrap around' balcony, two bedrooms, en-suite and bathroom. Gas central heating, double glazing, Bosch built-in appliances, Amtico flooring, carpet, lift access, secure gated parking. Leasehold. NO CHAIN.





Access from communal hallway.

Front door to hallway.

**Hallway**

Wood effect flooring, radiator, laundry cupboard housing Bosch washer/dryer, and storage space, door entry phone. Doors to all living space.

**Living/Dining/Kitchen**

21'9" x 11'1" (6.63m x 3.40m)

Large floor to ceiling windows with door onto 'wrap around' balcony with panoramic views of Cardiff Bay and beyond, further window to side. High gloss white kitchen with contrasting work tops, stainless steel sink and drainer with mixer tap, four ring gas hob, electric oven and extractor, integrated fridge/freezer (all Bosch appliances), inset spot lights.

**Bedroom 1**

10'4" x 8'10" (3.16m x 2.70m)

Window to front with panoramic views. Carpet, radiator. Door to en-suite.

**En-Suite**

White suite comprising large walk-in shower enclosure, wash basin and wc with concealed cistern. Part tiled walls, shelf over wash basin, wood effect flooring, chrome ladder style radiator, inset spot lights.

**Bedroom 2**

8'4" x 11'2" (2.56m x 3.41m)

Window to front with panoramic views. Carpet, radiator.

**Bathroom**

5'6" x 6'11" (1.68m x 2.13m)

White suite comprising panelled bath with shower attachment, wash basin with shelf over, wc with concealed cistern, wood effect flooring, chrome ladder style radiator, inset spot lights.

**Communal Areas**

One allocated car parking space accessed via secure electrically operated gates, bike store, bin store.

**Lease Details**

Lease 125 years from 2016

Ground Rent £250 p.a.

Maintenance/Service Charge £2,616 p.a.

**Council Tax**

Band E £2,176.77 p.a. (22/23)

**Post Code**

CF64 1TF

