



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

**SHEPHERD SHARPE**

### Ground Floor



Total area: approx. 39.7 sq. metres (427.5 sq. feet)

**81 Lavernock Point**



**81 Lavernock Point Fort  
Road**  
Lavernock CF64 5XQ

£30,000

A two bedroom semi detached holiday chalet situated towards the lower part of the development with great views looking out across open countryside and the Channel. A two bedroom semi detached holiday home. Available for use 10 months of the year (site is closed in January/February), holiday ownership rules apply. Comprises open plan lounge/dining/kitchen, two bedrooms and bathroom. Double glazing, gas central heating. Large terrace with views, on site facilities include site office, clubhouse and swimming pool (open through summer months). Leasehold.



uPVC double glazed panelled front door to lounge/dining/kitchen.

#### Open Plan Lounge/Dining/Kitchen

15'7" x 18'0" (4.77m x 5.50m)

Large uPVC double glazed windows to front and rear. Tiled floor, radiator, bright decoration. The kitchen is fitted with shaker style units, sink and drainer, wood effect worktops stainless steel finish four burner gas hob, electric oven and extractor, attractive tiled splashback, recess for fridge/freezer.

#### Bedroom 1

10'4" x 7'10" (3.16m x 2.40m)

uPVC double glazed window to rear. Carpet, radiator, wardrobe.

#### Bedroom 2

7'10" x 7'3" (2.40m x 2.23m)

uPVC double glazed window to front with view of the Channel and countryside. Carpet, wardrobe, radiator.

#### Bathroom

7'4" x 7'8" (2.25m x 2.35m)

Remodelled and replanned. Comprising panelled bath with shower over, wash hand basin and wc. Tiled floor, waterproof tile effect wall boarding, boiler, chrome radiator, useful utility area with worktop and plumbing for washing machine. Two uPVC double glazed windows.

#### Outside

Good sized L shaped terrace to front with elevated views looking out across countryside and Channel. On site facilities include clubhouse, laundry, site office, swimming pool (open during summer months).

#### Lease Details

Lease 65 years from 1972.

Maintenance/Service Charge £1,324.42 (excluding VAT) p.a.

Ground rent - £50.00

Water rates - £259.51

Insurance - £218.23

Council Tax - £860.45

Electric standing charge - £127.50

#### Post Code

CF64 5XQ

