



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

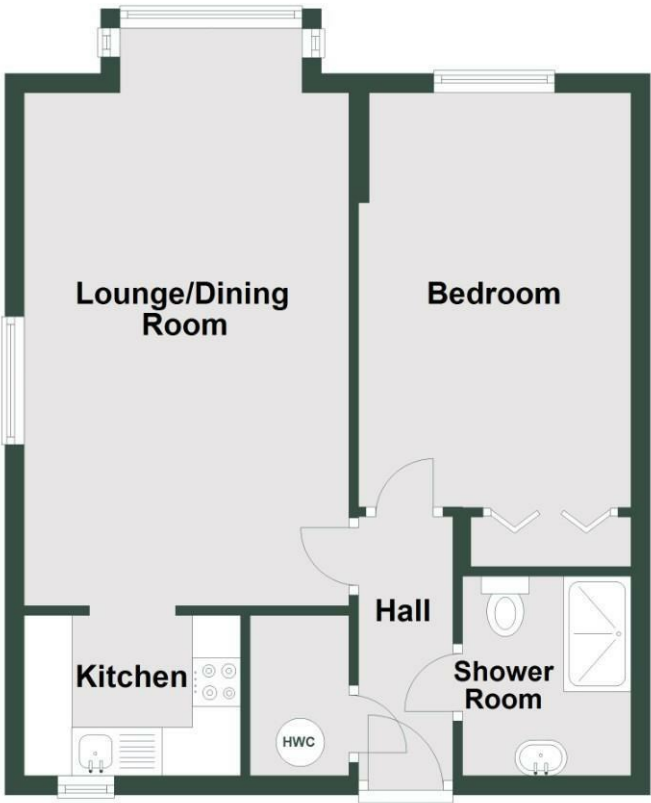
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharpe.com](mailto:info@shepherdsharpe.com)  
**Lettings enquiries:** [lettings@shepherdsharpe.com](mailto:lettings@shepherdsharpe.com)

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

SHEPHERD SHARPE



First Floor

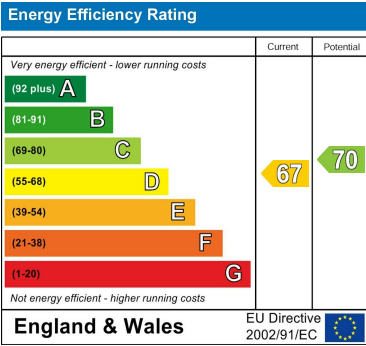


Total area: approx. 46.0 sq. metres (494.7 sq. feet)  
**40 Homeside House**

40 Homeside House  
Bradford Place  
Penarth CF64 1NR

A larger style one bedroom first floor retirement apartment with woodland and Channel views, found on this established development a short walk from the town centre. Comprises hallway with walk-in storage/airing cupboard, good size lounge/dining room with two lovely views of the Channel, the Kymin/woods, new kitchen with integrated appliances, large double bedroom with mirror fronted wardrobes and shower room. Electric heating, uPVC double glazing, lift, additional facilities include residents' lounge, laundry, drying area, House manager and guest suite. Leasehold.

£115,000







Private panelled front door to hallway.

**Hallway**

Carpet, loft access, walk-in airing cupboard with insulated tank and shelving, access to fuse box and electric meter. Panelled doors to all accommodation,

**Lounge/Dinning Room**

19'8" x 10'7" (6.0m x 3.23m)

A lovely room decorated in neutral colours. Window to side looking out towards the Channel and Kymin woods, square bay window to front with lovely views of the Kymin grounds, glimpses of Lavernock Point and Channel. Carpet, electric radiator, coved ceiling, traditional fire surround with contemporary electric fire, entry phone, cable connection. Archway through to kitchen.

**Kitchen**

5'2" x 7'2" (1.60m x 2.2m)

A new fitted kitchen. uPVC double glazed window to rear with great Channel views. White fitted kitchen with wood effect work tops, sink and drainer. Electric hob, microwave, fridge/freezer, tiled splashback, vinyl flooring.

**Bedroom 1**

14'1" x 8'8" (4.30m x 2.66m)

uPVC double glazed window to front with lovely view of the grounds and woodland. Carpet, electric radiator, coved ceiling, Care Alarm, mirror fronted wardrobe.

**Shower Room**

6'9" x 5'4" (2.06m x 1.65m)

Previously a bathroom now a shower room. Comprising large shower enclosure with Mira electric shower, wash basin inset to vanity unit with storage beneath, and twin flush wc. Mirror, shelving, light fitting, shaver point, chrome heated towel rail, fan heater, cushion flooring, extractor.

**Outside**

Beautifully maintaoined communal grounds, residents' parking to front.

**Additional Information**

The properties are suitable for owners 60+. The facilities on site include a large residents' lounge with access to beautifully tended grounds, laundry room with washing machines and tumble dryers, separate outside drying area, house manager, use of guest suite (booking required).

**Lease Details**

Lease 99 years from 1986 (seller is in the process of extending the lease).

Maintenance/Service Charge £3,768.82 p.a.

Ground Rent £499.36 p.a.

**Council Tax**

Band D £2,124.01 p.a. (25/26)

**Post Code**

CF64 1NR

