

8 Pearse Close



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

SHEPHERD SHARPE



Third Floor



Total area: approx. 58.5 sq. metres (630.2 sq. feet)

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Penarth CF64 1TH

£195,000

A fourth floor, two double bedroom apartment situated on the northern fringe of Penarth with views looking out across the Bay, city centre and Channel, close to the town centre, Plassey park and easy access to both Penarth railway stations. The property has been very well maintained and has a crisp modern interior. Comprises hallway with large store cupboard, large open plan lounge/dining/kitchen with integrated appliances, access to south facing balcony, two double bedrooms, en-suite and bathroom. Gas central heating, double glazing, entry phone, allocated parking. Leasehold.

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	



Front door to hallway.

Hallway

7'3" (max) x 8'1" (max) (2.22m (max) x 2.48m (max))

A square hallway with carpet, radiator, entry phone, large store cupboard with fuse box.

Lounge/Dining/Kitchen

15'4" x 15'8" (4.68m x 4.80m)

A spacious open plan living/kitchen space. Large double glazed window and double glazed doors leading onto south facing balcony. A lovely light and bright space with contemporary wood effect fitted kitchen, contrasting worktop, sink with half bowl and drainer, lever mixer tap. Integrated gas hob, electric oven, space for fridge/freezer and washing machine, integrated dishwasher. Boxed in Baxi combination boiler, plenty of power sockets and under unit lighting, vinyl flooring. Lounge/dining area with carpet, radiator, thermostat for heating.



Bedroom 1

10'2" x 9'6" (3.11m x 2.90m)

A stylish double bedroom. Large full height double glazed windows and patio doors leading out onto south facing balcony. Carpet, radiator, attractively presented.

En-Suite

6'10" x 4'0" (2.10m x 1.22m)

A spacious en-suite shower room. Large fully tiled chrome shower enclosure with sliding shower attachment, Roca wall hung wash hand basin and wc with chrome fittings. Chrome ladder radiator, attractive tiling, vinyl flooring, large mirror, extraction.



Bedroom 2

10'2" x 9'6" (3.12m x 2.90m)

A second double bedroom. Two double glazed window with great views of Cardiff Bay, Channel and city centre. Carpet, radiator, stylishly presented.

Bathroom

7'3" x 7'3" (2.22m x 2.21m)

Attractively tiled and presented. Comprising panelled bath with shower attachment off mixer tap, clear shower screen, Roca wash hand basin and twin flush wc, all with chrome fittings. Attractive tiling, vinyl floor, chrome ladder radiator, extraction.

Outside

Allocated parking space.

Lease Details

Lease 125 years from 1st January 2010.

Maintenance Charge £3,100 p.a.

Ground Rent £250 p.a.

Council Tax

Band E £2,596.01 p.a. (25/26)

Post Code

CF64 1TH

