

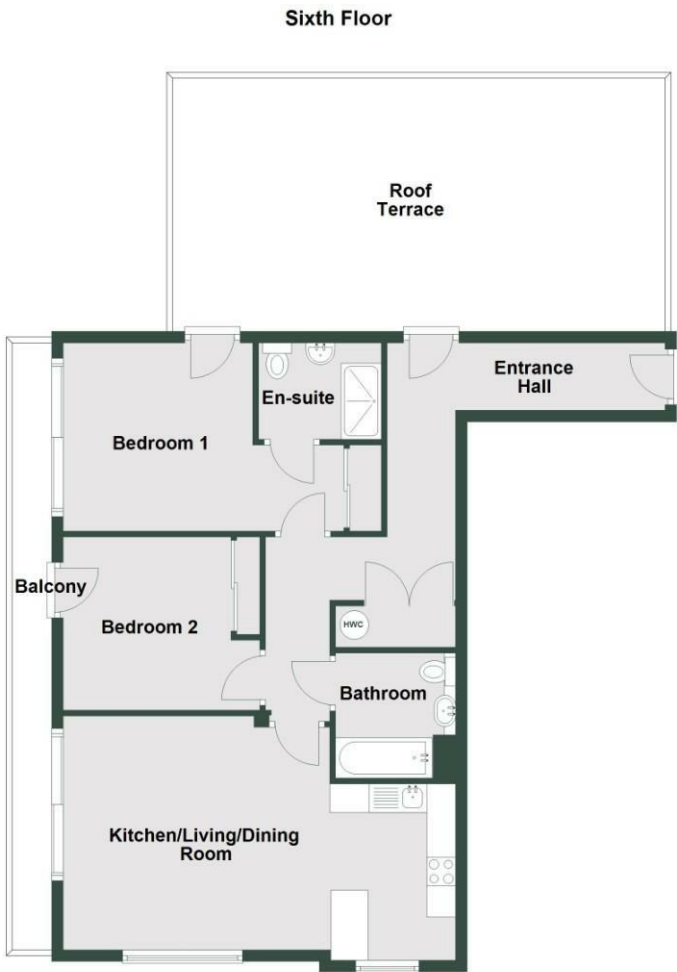
Apartment 57, Breakwater House



4 Andrews Buildings
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Penarth CF64 2AA

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

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



Total area: approx. 76.5 sq. metres (823.8 sq. feet)
Apartment 57, Breakwater House



Apartment 57,
Breakwater House
Cardiff CF11 0JQ

£269,500

A well proportioned two double bedroom penthouse apartment found on the sixth floor with stunning views from both bedrooms and living room. The balcony and roof garden with panoramic views of Cardiff Bay, Channel and surrounding countryside. Comprises communal hallway with lift servicing all floors, private front door to hallway with large cloaks cupboard, open plan lounge/dining/kitchen, two double bedrooms, en-suite shower room and bathroom. Recently redecorated throughout, electric heating, powder coated double glazing, allocated undercroft parking, 24 hour concierge, gym, swimming pool, landscaped gardens. Leasehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Apartment 57, Breakwater House



Communal Hallway

Lift to all floors, access to post boxes, attractively presented.

Private front door to a spacious hallway, cloaks cupboard.

Hallway

Glazed door giving access to a large roof terrace.

Roof Terrace

14'11" x 28'10" (4.56m x 8.80m)

An amazing south west facing terrace which looks out towards Cardiff Bay, Channel, wrapping around towards the development and surrounding countryside. Accessed from the hallway and bedroom.

Lounge/Dining/Kitchen

22'3" x 13'10" (6.80m x 4.24m)

A bright and light open plan space. The kitchen is situated towards one end with a large double glazed window. The original kitchen finished in pale cream with contrast worktops, sink with half bowl and drainer, mixer tap. Electric hob, oven, extractor, integrated fridge/freezer, washing machine, vinyl flooring, breakfast area. The living area has a window to side and full height sliding doors which lead out to walk on balcony with stunning views of Cardiff Bay and the Channel. Two electric radiators, freshly decorated.

Balcony

The balcony overlooks Cardiff Bay and the Channel where you can enjoy the panoramic views from both bedrooms and the living room.

Bedroom 1

15'6" (max) x 10'7" (4.73m (max) x 3.25m)

A lovely double bedroom with access to walk on balcony looking out towards Cardiff Bay, the Channel and Somerset coastline. Double glazed door leading out to the roof terrace. Carpet, electric radiator, freshly decorated, mirror fronted fitted wardrobe.

En-Suite

7'1" x 5'4" (2.18m x 1.64m)

Comprising tiled shower enclosure, wash hand basin and wc. Attractive tiling to walls and floor, chrome fittings, large mirror, extractor, chrome radiator.

Bedroom 2

11'1" x 10'2" (3.39m x 3.11m)

A second double bedroom. Full height glazed door leading out to walk on balcony with stunning views of Cardiff Bay, the Channel and Penarth. Carpet, electric radiator, fitted wardrobe, freshly decorated.

Bathroom

7'2" x 5'10" (2.20m x 1.80m)

Attractively presented. Comprising panelled bath with shower over, shower screen, wall hung wash basin and wc. Contemporary fittings in chrome, chrome ladder radiator, large mirror, extractor.

Communal Areas

Prospect Place is a well maintained development of apartments. The communal grounds are well tendered and established with extensive mature planting, attractive lawned areas and pathways. Access to gym, swimming pool, concierge, secure allocated private parking space, visitors can have a permit from concierge.



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Lease Details

Lease 125 years from 1st January 2006.

Ground Rent £200 p.a.

Maintenance/Service Charge £3,268 p.a. (2025).

Additional Information

The EWS1 has not yet been issued but should any remedial work be required then the builder Bellway Homes is committed, as part of the Welsh Government scheme, to rectify at their cost any issues raised.

Council Tax

Band TBC

Post Code

CF11 0JQ