



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**



**First Floor**



Total area: approx. 71.5 sq. metres (770.1 sq. feet)  
**3 St Fagans House**

**Flat 3, St Fagans House  
Bradford Place**

Penarth CF64 1AJ

**£235,000**

A well proportioned two double bedroom first floor apartment with front facing balcony with glimpses of the Channel through the woodland of the Kymin, situated in this purpose built 1960's development found close to the town centre and sea front. The apartment has been well cared for yet requires a little upgrading. Comprises communal hallway with private store cupboard, front door to lounge/dining room with balcony, oak fitted kitchen, two double bedrooms (both with fitted wardrobes) and bathroom which is now an accessible shower room. Gas central heating (combination boiler), uPVC double glazing, carpets and flooring throughout. Communal grounds, garage and store shed. Share of freehold. NO FORWARD CHAIN.

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			
EU Directive 2002/91/EC		79	82
England & Wales			



Front door to lounge/dining room.

**Lounge/Dining Room**  
22'10" x 12'5" (6.96m x 3.80m)

A spacious lounge/dining room. uPVC double glazed windows facing south with access to a walk on balcony with new powder coated railings. Attractively presented, carpet, period style fire surround, radiator.

**Kitchen**  
12'4" x 7'6" (3.76m x 2.30m)

The kitchen whilst not being new is immaculately kept in solid oak contrast worktop, sink with half bowl and drainer, lever mixer tap. Useful breakfast bar area, electric hob and oven, space for washing machine, Kenwood built-in fridge and freezer. Boiler cupboard with Worcester combination boiler, vinyl flooring, radiator, tiled walls. uPVC double glazed window to rear.



**Bedroom 1**  
14'9" x 12'4" (4.50m x 3.76m)

A spacious double bedroom to front with nice views. uPVC double glazed window to front with glimpses of the Channel. Carpet, radiator, suite of bedroom furniture.

**Bedroom 2**  
12'4" x 10'1" (3.77m x 3.09m)

A second double bedroom. uPVC double glazed window to rear. Carpet, radiator, built-in wardrobes/furniture.

**Bathroom**  
4'10" x 8'8" (1.48m x 2.65m)

The bathroom has been converted to a shower room which has been refurbished for greater accessibility recently. Comprises large satin chrome shower enclosure with toughened glass screen, acrylic waterproof wall boarding, modern sliding shower attachment with chrome handgrips, retractable seat, wash hand basin with storage beneath, wc with storage cupboard. Attractive tiling, nonslip flooring, radiator, wall light and ceiling light.

**Communal Gardens**  
Well maintained communal gardens.

Parking at the rear and store shed (No. 31). Further parking to the front of the property for visitors.

**Garage**  
7'8" x 18'8" (2.36m x 5.70m)

Single garage with electric up and over door to front, lighting. The garage is the fourth garage along from the left hand side as you exit the rear of the apartment block.

**Share of Freehold**  
Lease 999 years from 1 January 2004  
Maintenance Charge £938 p.a. (25/26)  
Seaview Property Maintenance are the managing agents and are based in Penarth.

**Council Tax**  
Band D £2,261.18 p.a. (26/27)

**Post Code**  
CF64 1AJ

