



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



Flat 11, Vista Court Northcliffe Drive

Penarth CF64 1DW

£335,000

Situated on the northern fringe of Penarth town in this established popular modern development of apartments is this lovely two bedroom ground floor garden flat with stunning Bay, Channel and city views. Beautifully presented and extended comprises, L-shaped hallway with deep cloaks, large lounge, dining room, kitchen which forms part of a single story extension, two double bedrooms (principal bedroom has a suite of built in bedroom furniture), stylish well presented shower room with quality shower. uPVC double glazing, gas central heating, allocated parking, private garden. Share of freehold (999 year lease).

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		
	70	77
EU Directive 2002/91/EC		
England & Wales		



Composite panelled front door in white to hallway.

Hallway

Quality oak flooring, boxed in radiator, coved ceiling, decorated in pale grey colour, access to useful understair cupboard with gas meter, light and power. Moulded white panelled doors to all accommodation.

Lounge

12'2" x 15'11" (3.71m x 4.87m)

Large living room with access to dining area through a wide opening. Three bi-folding white powder coated aluminium doors with integrated blinds leading out to rear terrace. High quality laminate floor, decorated in white, coved ceiling, radiator with cover.

Dining Room

10'3" x 7'9" (3.14m x 2.37m)

A lovely sized room previously the kitchen. Built-in desser and storage in contemporary beech finish, continuation of flooring and decoration from lounge, coved ceiling, radiator with cover. Sliding full height uPVC double glazed patio doors with great views of the marina, Channel, Bay and city centre.

Kitchen

7'8" x 6'8" (2.35m x 2.05m)

A stylish well presented kitchen forming part of a single story addition. uPVC double glazed windows to side and rear with vertical blinds. Stylish cream coloured kitchen with contrast square edged worktop, Blanco built under sink with half bowl and mixer tap. Four burner gas hob, matching oven and grill, Elicia extractor, recess for fridge/freezer, space and plumbing for washing machine, integrated 450 Hotpoint dishwasher. High quality flooring, modern lighting, boxed in Worcester Bosch combination boiler (serviced March 2024).

Bedroom 1

15'11" x 8'11" (4.86m x 2.73m)

A large double bedroom. Full height windows to front with vertical blinds. Carpet, radiator, suite of comprehensive cream panelled bedroom furniture, coving.

Bedroom 2

10'4" x 6'11" (3.17m x 2.11m)

uPVC double glazed windows to front with vertical blinds. Carpet, radiator, decorated in white, coving, built-in wardrobe.

Shower Room

Previously a bathroom now a stylish well presented shower room. Comprising contemporary wash basin and wc with built-in storage, concealed plumbing and contrast countertop, corner shower enclosure with rainfall shower, sliding shower attachment with adjustable body jets, chrome ladder radiator. uPVC double glazed window to side with vertical blind.

Outside

The property has communal side garden, lawn, fencing. Private side and rear garden nicely landscaped with paving, good entertaining areas, extensive planting, great views of marina, Cardiff Bay, city centre and Channel.



Share of Freehold

Lease details 999 years from TBC

Ground Rent TBC

Maintenance/Service Charge TBC

Council Tax

Band E £2,448.16 p.a. (24/25)

Post Code

CF64 1DW