

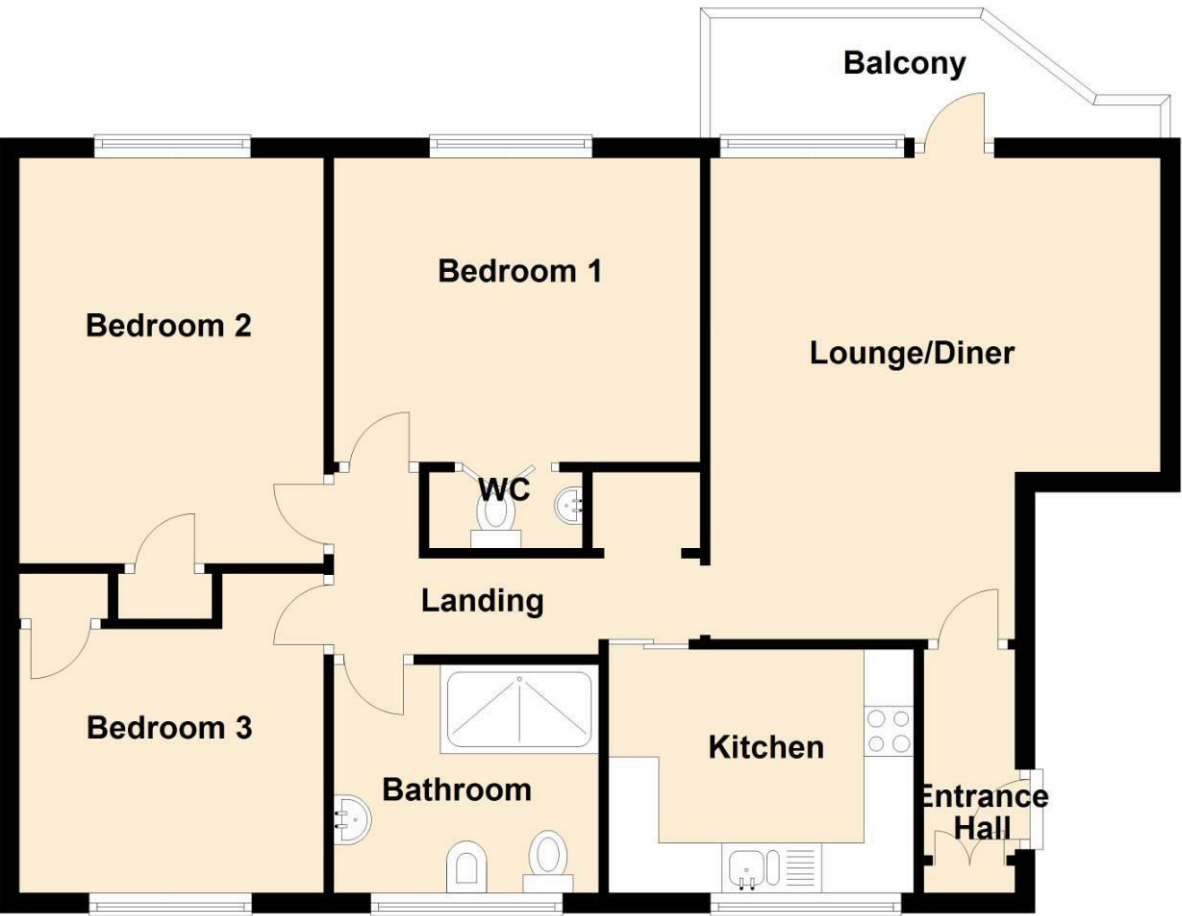


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**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

Ground Floor



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	79
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



28 Albany Court Beach Road

Penarth CF64 1JU

£275,000

A spacious three double bedroom first floor apartment with garage situated in the heart of the town centre and close to all local amenities. Comprising hallway, lounge, dining room, balcony, kitchen, three double bedrooms (all with fitted wardrobes) and large shower room. Upgrading is required but offering great potential. Gas central heating, uPVC double glazing. Share of freehold (999 year lease).





Accessed from communal hallway via new oak effect part glazed fire door to private hallway.

**Hallway**

Carpet, cloaks cupboard with two shelves, access to electric meter and fuse box (please note the property will require rewiring).

**Lounge/Dining Room**

14'8" x 15'11" (4.48m x 4.86m)

A good size living room. uPVC double glazed door and window looking onto balcony. Carpet, two radiators, coved ceiling, Open Reach connection.

**Balcony**

A good space with view/glimpse of the Channel.

**Kitchen**

9'8" x 7'9" (2.97m x 2.38m)

Upgrading required, comprising white panelled cupboards, sink and drainer with half bowl and lever mixer tap. Space for gas cooker, washing machine, dishwasher, boxed in combination boiler, tiled floor and walls. uPVC double glazed window to rear.

**Inner Lobby**

From the lounge providing access to the kitchen, three bedrooms and a large cloaks/storage cupboard.

**Bedroom 1**

12'11" x 9'11" (3.94m x 3.03m)

A good size double room. uPVC double glazed window to front. Built-in wardrobe, laminate floor, radiator, coving.

**Bedroom 2**

11'11" x 10'0" (3.64m x 3.05m)

A good size second double room. uPVC double glazed window to front. Carpet, radiator, coving (the previous owners converted a large cupboard and created a night time Saniflo wc and wash hand basin).

**Bedroom 3**

10'11" x 9'11" (3.35m x 3.03m)

A third double room. uPVC double glazed window to rear. Built-in wardrobe, laminate floor, radiator, coving.

**Bathroom/Shower Room**

8'7" x 7'8" (2.63m x 2.34m)

A large bathroom now a shower room. Comprising large shower enclosure with acrylic panelling, modern shower fittings in chrome with hand grips and seat, wc, wash hand basin . Pale coloured tiling, radiator. uPVC double glazed window.

**Outside**

The property is set in mature well kept grounds which are maintained by the management company, useful outside storage for bins/recycling.

**Garage**

Single garage.

**Share of freehold**

Lease 999 years from 2006

Maintenance/service charge £1,200 p.a. (23/24)

**Council Tax**

Band E £2,448.16 p.a. (24/25)

**Post Code**



CF64 1JU

