



  
Sheppard  
& Bear

Flat 15

Beach Road | Penarth | CF64 1JU

£300,000

  
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# Flat 15

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Nestled in the desirable area of Beach Road, Penarth, this charming first-floor flat offers a delightful living experience. Spanning an impressive 688 square feet, the property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed into a bright and airy lounge/dining room, perfect for relaxation or entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the shower room adds convenience to daily living. One of the standout features of this flat is the lovely balcony, which offers picturesque views overlooking the nearby park, creating a serene outdoor retreat.

The property benefits from a garage, providing off-road parking, a valuable asset in this popular location.

- No onward chain, move in ready
- First floor flat with balcony
- kitchen and shower room
- Garage for off-road parking
- Sought after location
- Two double bedrooms
- Lounge/dining room
- Balcony with park views
- Walking distance to town centre
- Viewing highly advised

## Entrance communal hall

## Flat hallway

5'0 x 4'0 (1.52m x 1.22m)

## Lounge/dining room

15'9 x 14'7 max (4.8m x 4.45m max)

## Kitchen

9'8 x 7'8 (2.95m x 2.34m)

## Shower room

7'8 x 5'5 (2.34m x 1.65m)

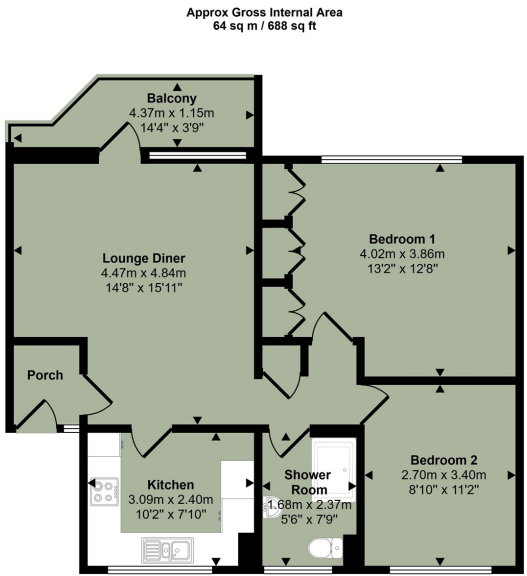
## Bedroom one

45'11" x 39'4" max (14'9 x 12'6 max)

## Bedroom two

11'3 x 9'9 max (3.43m x 2.97m max)

## Outside and parking



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Council Tax Band **D**  
EPC Rating

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