



Offers In Excess Of £425,000 St. Road, Penarth CF64 1BY



- Stunning stained glass windows flooding the apartment with light
- Original church-style archways add character and charm
- Mezzanine level offering versatile extra space
- Unique blend of historic features and contemporary design
- Open-plan living area accentuates the building's architectural beauty

#### ***Entrance Hall***

A style of architecture that is both modern and historical, this apartment immediately hints at the character within. The space is defined by a large arched window, a stained glass window in the main living area, drawing the eye through to one of the home's most striking features. A beautiful introduction to this truly distinctive apartment.

#### ***Kitchen/Living/Dining***

The heart of this stunning home — a breathtaking open-plan space illuminated by a magnificent stained glass window that floods the room with natural light and color. Impressive double-height ceilings and the original church archways celebrate the building's heritage, creating a sense of grandeur and character rarely found in modern homes. The contemporary kitchen blends seamlessly with the spacious living and dining areas, offering the perfect balance of style and practicality. A feature staircase leads to the mezzanine level, adding versatility and a striking architectural focal point to this truly unique room.

#### ***Mezzanine Level***

A peaceful and private retreat overlooking the magnificent living space below. The mezzanine level offers the perfect spot to unwind, read, or work in style while enjoying the beautiful views through the large original church windows. Bathed in natural light, this elevated space combines tranquility with architectural charm, showcasing the building's historic character and creating a truly special feature within the apartment.

#### ***Master Bedroom***

Accessed directly from the open-plan living space, the master bedroom is a serene and elegant retreat. This spacious ensuite double bedroom features impressive high ceilings and a beautifully positioned window that perfectly frames the evening sunset, filling the room with warm, natural light. Thoughtfully designed to balance comfort and style, it offers a peaceful sanctuary that complements the apartment's unique character and contemporary finish.

#### ***Ensuite***

A sleek and stylish ensuite designed with modern living in mind. Featuring high-quality fixtures and

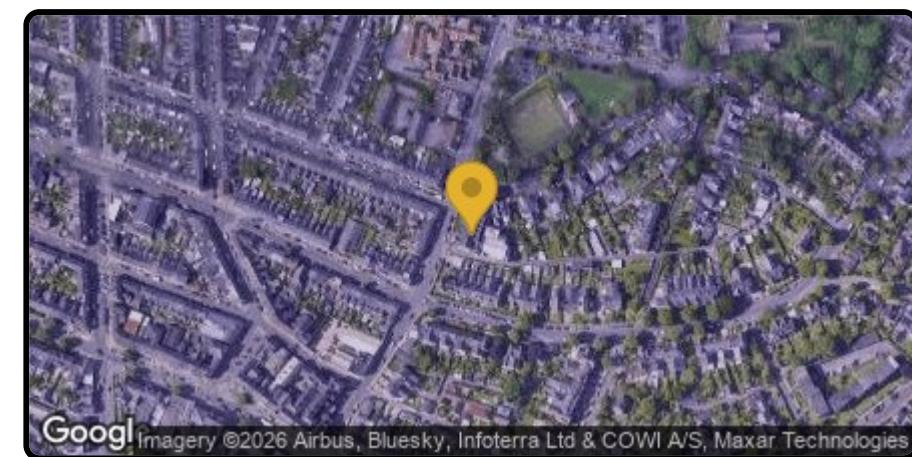


A rare opportunity awaits to own a beautifully presented two-bedroom, two-bathroom apartment within the award-winning Alcedonia development, recognized with the Penarth Society Civic Award 2013. This landmark building offers a unique combination of contemporary design and historic charm, making it one of the most sought-after addresses in Penarth. Its elegant architecture and thoughtfully designed interiors create a truly distinctive living experience.

Located on the first floor in the heart of Penarth Town Centre, the apartment provides unrivalled access to an array of local amenities, including boutique shops, cafes, restaurants, and essential services. Transport links are excellent, with Cardiff City Centre and the M4 motorway just a short drive away, making it ideal for city commuters or anyone wanting the vibrancy of town-center living without sacrificing convenience.

Step inside to discover a spacious, light-filled open-plan kitchen, living, and dining area, perfect for both relaxing and entertaining. The apartment also features two double bedrooms, a mezzanine level, and two contemporary bathrooms, all finished to an exceptional standard with stylish, modern touches. Every detail has been carefully considered, from the high-quality fittings to the clever use of space, creating a home that combines comfort, practicality, and elegance.

This is more than just an apartment; it's a lifestyle. Opportunities to live in a prestigious, award-winning development like this are rare. Arrange a viewing today to experience the space, quality, and location for yourself, and discover why Alcedonia remains one of Penarth's most desirable addresses.



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		
England & Wales	EU Directive 2002/91/EC	

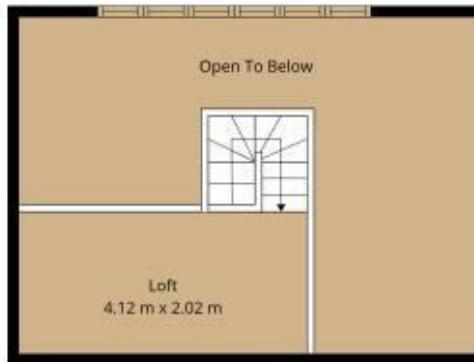
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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02920 489 000 | [info@keyexecutivesales.co.uk](mailto:info@keyexecutivesales.co.uk) | [www.keylet.co.uk](http://www.keylet.co.uk) | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE  
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Floor 2



Floor 1

**TOTAL: 89 m<sup>2</sup>**

FLOOR 1: 78 m<sup>2</sup>, FLOOR 2: 11 m<sup>2</sup>  
EXCLUDED AREAS: OPEN TO BELOW: 20 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>