

# Marine Parade

PENARTH, CF64 3BG

**GUIDE PRICE £2,800,000**

**Hern &  
Crabtree**



# Marine Parade

Occupying a commanding position on Marine Parade, this handsome period building offers a rare opportunity to acquire four newly renovated apartments.

Arranged over three floors and served by a lift, the building comprises four self-contained apartments providing a total of nine bedrooms, generous reception space and several en suite facilities. Many of the original features have been retained, including sash windows, fireplaces, high ceilings and distinctive turret rooms, giving the building plenty of character and individuality.

The upper apartments enjoy views across the Bristol Channel, while vaulted ceilings and exposed beams add further interest and a sense of space. Throughout the building, the accommodation has been refurbished to create bright, well-presented homes ready for immediate occupation.

Outside, landscaped communal gardens provide an attractive setting, while electric gates open onto a generous driveway with a carport and parking for multiple vehicles.

Marine Parade remains one of Penarth's most desirable addresses, just a short stroll from the Esplanade, Penarth Pier, Alexandra Park and the town's excellent selection of independent cafés, restaurants and shops.



# 5498.00 sq ft

## Apartment One

Total Floor Area 2109 sq.ft

Entrance Hall - Accessed from the rear of the property, the entrance hall provides access to the ground floor accommodation. Featuring high ceilings, recessed lighting, radiator and useful built-in storage.

Shower Room - Obscure glazed window to the side elevation. Comprising walk-in shower enclosure, wash hand basin and WC. Tiled flooring and radiator.

Inner Hallway - Providing access to the principal accommodation with useful storage cupboard housing the boiler.

Bedroom - Three single glazed sash windows to the side elevation. High ceilings and radiator.

Bedroom - Single glazed sash window to the side elevation. High ceiling and radiator.

Bedroom - Double sash window to the side elevation. Recessed lighting and loft access hatch.

Bedroom - Two single glazed sash windows to the side elevation. High ceilings, recessed lighting and radiator.

En Suite Shower Room - Comprising shower enclosure, wash hand basin and WC. Tiled flooring, part tiled walls, recessed lighting and radiator.

Cloakroom - Fitted with WC and wash hand basin.

Store Room - Useful storage cupboard.

Living Room - Four single glazed sash windows forming part of the turret bay together with two further single glazed sash windows overlooking the front elevation and an additional obscure glazed side window. A particularly impressive reception room of generous proportions featuring wood flooring, four radiators, wall panelling and an attractive fireplace with wooden surround and slate hearth.

Kitchen/Dining Room - Five single glazed sash windows set within a square bay to the front elevation and side return. A spacious kitchen and dining area featuring wood flooring, recessed lighting and two boxed radiators. The kitchen is fitted with a range of wall and base units beneath composite work surfaces and incorporates a central island unit. Integrated appliances include an induction hob, double oven and combination oven, one and a half bowl sink with drainer, integrated fridge, integrated freezer and further integrated appliance with water dispenser.

## Apartment Two

Total Floor Area 665 sq.ft

Entrance Hall - Entered via a wooden fire door, the welcoming entrance hall features recessed lighting, entry phone system, radiator and a large built-in storage cupboard.

Bedroom - Single glazed sash window to the side elevation. A comfortable bedroom with recessed lighting and radiator.

Bedroom - Single glazed sash window to the front elevation together with four single glazed sash windows set within the turret, creating a distinctive semi-circular space with views to the front and side. Recessed lighting, radiator and decorative fireplace.

Bathroom - Recessed lighting. Beautifully appointed and comprising a freestanding bath with claw feet, corner shower enclosure, twin wash hand basins and WC. Heated towel rail, tiled flooring and tiling to the bath and shower areas.

Open Plan Living/Dining/Kitchen - Single glazed sash window to the front elevation together with a glazed door providing access to the balcony. A spacious reception area featuring two boxed radiators and an attractive fireplace with wooden mantel, surround and tiled hearth. Single glazed sash window to the side elevation. Fitted with a range of wall and base units beneath laminate work surfaces incorporating a stainless steel one and a half bowl sink with drainer. Integrated appliances include a four-ring electric hob with oven and grill below, dishwasher, fridge and freezer.

Balcony - Accessed directly from the living area, providing an attractive outdoor seating space.

## Apartment Three

Total Floor Area 997 sq.ft

Entrance Hall - Entered via a wooden entrance door, the hallway provides access to the accommodation and features recessed lighting and radiator.

Bedroom - Single glazed sash window to the side elevation. A well-proportioned double bedroom benefiting from a large built-in storage cupboard.

En Suite Shower Room - Comprising walk-in shower enclosure with full height tiling, wash hand basin and WC. Tiled flooring and part tiled walls.

Bedroom - Two single glazed sash windows to the side elevation. Generous double bedroom with two radiators, recessed lighting and decorative fireplace with painted wooden surround.

En Suite Shower Room - Comprising walk-in shower enclosure with tiled splashbacks, wash hand basin and WC. Tiled flooring and part tiled walls.

Kitchen - Double glazed window to the rear elevation. Fitted with a range of wall and base units beneath laminate work surfaces incorporating a one and a half bowl sink with drainer. Integrated appliances include a four-ring electric hob with oven and combination grill below, dishwasher and washing machine. Laminate flooring, recessed lighting, radiator and wall-mounted combination

boiler.

Living Room - Two single glazed sash windows to the side elevation. A spacious room featuring two boxed radiators and an attractive decorative fireplace with wooden surround and slate hearth.

Bathroom - Obscure glazed window to the rear elevation. Fitted with a panelled bath, wash hand basin and WC. Heated towel rail, recessed lighting, tiled flooring and part tiled walls.

## Apartment Four

Total Floor Area 1727 sq.ft

Entrance Hall - Entered via a wooden fire door, the welcoming entrance hall features recessed lighting, boxed radiator and useful built-in storage cupboard. The apartment benefits from impressive ceiling heights throughout.

Open Plan Living, Dining and Kitchen Area - Double glazed skylights to the side elevation, double glazed windows to the front elevation and a striking curved arrangement of double glazed windows enjoying aspects to both the front and side. A superb open plan living space characterised by vaulted ceilings, exposed timber beams, recessed lighting, quality flooring and two radiators. A large built-in storage cupboard provides additional practicality, while elevated views towards the coastline can be enjoyed from the front-facing windows. Kitchen Area is fitted with a range of base units beneath laminate work surfaces and incorporating a central island unit with stainless steel one and a half bowl sink and drainer. Integrated dishwasher. Further work surface space provides room for freestanding fridge freezers. A range-style cooker with seven-ring hob forms the focal point of the kitchen area.

Bathroom - Window to the side elevation. Comprising a freestanding bath with claw feet, wash hand basin and WC. Tiled flooring and recessed lighting.

Bedroom - Double glazed sash windows to the rear elevation. A spacious double bedroom featuring recessed lighting and radiator.

Dressing Room - Fitted with wardrobes to both sides, recessed lighting and large wall mirror.

En Suite Shower Room - Comprising corner shower enclosure, wash hand basin and WC. Heated towel rail, tiled flooring and part tiled walls.

Bedroom - Single glazed sash window to the side elevation. Recessed lighting and radiator.

Utility Room - Single glazed window to the rear elevation. Fitted with laminate work surface and offering space and plumbing for washing machine and tumble dryer. Laminate flooring.

Bedroom - Double glazed window to the rear elevation. Recessed lighting, radiator and loft access hatch.

En Suite Shower Room - Comprising shower enclosure, wash hand basin and WC. Recessed lighting, tiled flooring and tiling to the shower area.

## Communal Entrance Hall

Accessed via secure electric gates and entry phone system, the building is entered through an impressive communal entrance hall serving all four apartments. Well maintained throughout, the communal areas retain the character and scale expected of a period property and benefit from both staircase and lift access to all floors.

## Communal Gardens

The property is set within established landscaped communal gardens, providing attractive outdoor space for residents to enjoy. Predominantly laid to lawn with mature planting and well-maintained borders, the gardens create a pleasant setting for the building while enhancing the sense of privacy and seclusion.

## Parking

The development is approached via electric gates opening onto a generous driveway providing ample off-road parking for multiple vehicles. A substantial carport offers additional covered parking, a valuable feature in this prime seafront location. The parking facilities comfortably serve the apartments and provide convenient access to the building.

## Additional Information

Freehold.

Council Tax Bands (Vale of Glamorgan) - Flat 1 Band G. Flat 2 Band F. Flat 3 Band F. Flat 4 Band G.

Energy Performance Certificates - Flat 1-4 C Rating.

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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		
England & Wales		EU Directive 2002/91/EC



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