

# 75 Cornerswell Road

Penarth, The Vale Of Glamorgan, CF64 2UY



A characterful period terraced property with well proportioned rear garden in this very popular Penarth location. The property offers excellent family accommodation and comprises two reception rooms and a kitchen / diner on the ground floor, three bedrooms and a bathroom on the first along with a main bedroom and en-suite shower room above. The rear garden is well sized and has a garage with lane access. There is a small front garden that sets the property back from the road. Viewing is highly recommended. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

**£550,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Original timber floor and moulded coved ceiling. Central heating radiator. Hardwood glazed panel front door and window to the side both with stained glass. Under stairs storage. Power points.

#### **Lounge** *15' 5" into recess x 13' 11" into bay (4.69m into recess x 4.25m into bay)*

An attractive main reception room with stripped timber floor, cast iron gas stove picture rails and original moulded coved ceiling and deep skirting boards. uPVC double glazed bay window to the front with fitted Venetian blinds. Central heating radiator. Power and TV points.

#### **Sitting Room** *13' 9" into doorway x 12' 1" (4.19m into doorway x 3.69m)*

The second reception room, with two uPVC double glazed windows overlooking the rear garden. Picture rails. Original cast iron fireplace with tiled hearth. Central heating radiator. Power and TV points.

#### **Kitchen / Diner** *10' 3" x 20' 4" (3.13m x 6.2m)*

An excellent family space, also ideal for entertaining. Slate tiled floor. Fitted kitchen comprising a range of wall units, base units and black granite work surfaces. Range cooker with six burner gas hob and two electric ovens. Extractor hood. Plumbing for dishwasher and washing machine. uPVC double glazed window to the rear and double doors into the garden. Recessed lights. Velux window. Built in cupboard. Power points. Central heating radiator.

### **First Floor**

#### **Landing**

Fitted carpet. Original timber doors to all rooms. Power point. Stairs to loft room.

#### **Bedroom 2** *12' 6" into recess x 14' 10" into bay (3.81m into recess x 4.51m into bay)*

Double bedroom to the front of the property. Fitted carpet. uPVC double glazed bay window to the front. Picture rails. Central heating radiator. Power points. Original cast iron fireplace with glazed tiles and a tiled hearth.

#### **Bedroom 3** *11' 11" x 11' 3" (3.64m x 3.43m)*

Double bedroom to the rear of the property. uPVC double glazed window overlooking the garden. Picture rails. Power points. Central heating radiator. Original cast iron fireplace with tiled hearth.

#### **Bedroom 4** *9' 3" x 8' 10" (2.83m x 2.68m)*

Single room with uPVC double glazed windows to the front. Central heating radiator. Power points. Fitted carpet. Dado rails.

#### **Bathroom** *9' 7" x 6' 11" (2.91m x 2.1m)*

Accessed from the half landing, a family bathroom with suite comprising a panelled bath with overhead shower, hand shower and curved glass screen, twin wash hand basins and a WC with concealed cistern. Built in cupboard housing the gas central heating boiler. uPVC double glazed window to the rear. Tiled floor and walls. Recessed lights. Heated towel rail.

### **Second Floor**

#### **Bedroom 1** *12' 8" plus recess x 13' 1" (3.87m plus recess x 3.99m)*

Well sized double bedroom with en-suite. uPVC double glazed window to the rear and a Velux window to the front. Fitted carpet. Central heating radiator. Recessed lights. Power points. Door to the en-suite and walk-in wardrobe. Eaves storage.

### **En-Suite 4' 5" x 8' 5" (1.35m x 2.56m)**

Fully tiled shower room with a walk in shower, wash hand basin and WC. uPVC double glazed window to the rear. Recessed lights. Heated towel rail. Extractor.

### **Outside**

#### **Front**

Front garden laid to stone chippings. Original brick wall to the front. Iron gate from the pavement.

#### **Rear Garden**

A well sized rear garden with areas of timber decking, lawn and artificial grass. Border laid to stone chippings. Gated rear lane access. Garage. Outside tap.

#### **Garage**

Access from the garden snf with an up and over door onto the lane. uPVC double glazed window.

### **Additional Information**

#### **Tenure**

We have been informed by the vendors that the property is held on a freehold basis.

#### **Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £2,492.68 for the year 2021/22.

#### **Approximate Gross Internal Area**

1420 sq ft / 132 sq m

#### **Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan













