

19 Plassey Square

Penarth, Vale of Glamorgan, CF64 1HD



A characterful mid-terraced period property overlooking the quiet, leafy and green Plassey Square and park, offering well-proportioned family living with two reception rooms, kitchen, conservatory, three bedrooms, informal loft room and a bathroom. There is a new boiler (Feb 23) and further potential to upgrade and extend this property. The location is ideal for access into Penarth town centre. There is an enclosed rear garden with access to the rear and a westerly aspect. In catchment for some excellent local schools and only a short walk away from Dingle Road Station. Viewing is advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£429,950

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Accommodation

Ground Floor

Porch 3' 5" x 4' 4" (1.04m x 1.33m)

Original floor tiles, glazed wall tiles and moulded coved ceiling. Timber glazed panel inner door. Wooden front door with glazed panel above.

Entrance Hall

Attractive original floor tiles, moulded coved ceiling and doors to the living and dining rooms. Central heating radiator with cover.

Living Room 12' 7" into recess x 14' 4" into bay (3.83m into recess x 4.37m into bay)

Original timber floor. uPVC double glazed bay window to the front. Original moulded coved ceiling and picture rails. Period style cast iron tiled fireplace with living flame gas fire. Central heating radiator. Power points and TV point.

Dining Room 13' 7" into recess x 11' 8" (4.14m into recess x 3.56m)

Original timber floor. Under stair cupboard. Central heating radiator with cover. Power points. Coved ceiling. Open to the kitchen and conservatory.

Kitchen 8' 11" x 13' 8" (2.71m x 4.17m)

Tiled floor. Fitted wall and base units with laminate work surfaces. Recess for cooker and fridge freezer. Single bowl stainless steel sink with drainer. Coved ceiling. Power points. Part tiled walls. Plumbing for washing machine and dishwasher.

Conservatory 5' 7" x 9' 6" (1.69m x 2.9m)

Timber floor. Central heating radiator. uPVC double glazed double doors into the garden. Power points. Open to the kitchen.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all rooms. Stairs to the second floor loft room with under stair storage area. Central heating radiator.

Bedroom 1 16' 6" into recess x 14' 3" into bay (5.04m into recess x 4.35m into bay)

Double bedroom across the full width of the front of the property. uPVC double glazed bay window and additional window. Central heating radiator. Fitted carpet. Power points and TV point.

Bedroom 2 10' 0" x 11' 11" (3.04m x 3.63m)

Double bedroom with uPVC double glazed window to the rear with far reaching views across Penarth and Cogan towards Wenvoe. Fitted carpet. Two fitted wardrobes, one with Baxi Eco combi boiler (February 2023). Central heating radiator. Power points. Coved ceiling.

Bedroom 3 8' 11" x 6' 6" (2.73m x 1.97m)

Single bedroom equally suited to being a home office. Fitted carpet. uPVC double glazed window overlooking the garden. Central heating radiator. Power points.

Bathroom 6' 5" x 5' 5" (1.95m x 1.66m)

Vinyl floor. Suite comprising a panelled bath with mixer shower, WC and wash hand basin. uPVC double glazed window to the rear. Part tiled walls.

Second Floor

Loft Room 12' 5" plus recess x 12' 8" (3.78m plus recess x 3.87m)

Door from a small landing. Fitted carpet. Velux windows to the front and rear. Eaves storage to the front and rear. Central heating radiator. Power points and TV point.

Outside

Front Garden

Original tiled pathway to the front door. Area laid to chippings.

Rear Garden

An enclosed, westerly rear garden laid to lawn and paved patio. Outside tap and light. Gated access to the rear.

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 D, which equates to a charge of £1,874.20 for the year 2023/24.

Approximate Gross Internal Area

1291 sq ft / 120 sq m.

Notes

The property benefits from a new Baxi Eco combi boiler installed in February 2023.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











