

# 11 West Terrace

Penarth, Vale of Glamorgan, CF64 2TX



A Victorian terraced property located very close to Dingle Road train station and Penarth town centre, offering ideal accommodation for a wide range of buyers, in good order throughout and with good further potential. The property comprises two reception rooms, kitchen and utility room on the ground floor along with two bedrooms and a spacious bathroom above plus a further bedroom in the converted loft. There is a westerly rear garden with access onto Dingle Road. Viewing is advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

**£350,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

## Accommodation

### Ground Floor

#### **Porch** 4' 6" x 2' 10" (1.37m x 0.86m)

Composite front door with uPVC double glazed windows and a uPVC double glazed inner door to the hall. Fitted doormat.

#### **Entrance Hall**

Laminate floor. Stairs to the first floor. Central heating radiator. Doors to the sitting room and dining room.

#### **Front Room** 12' 2" into recess x 12' 6" into bay (3.71m into recess x 3.8m into bay)

Laminate floor. uPVC double glazed sash bay window to the front. Wooden fire surround (open). Fitted recess shelving to either side of the chimney breast. Coved ceiling. Central heating radiator. Power points and TV point.

#### **Middle Room** 12' 11" into recess x 11' 2" (3.93m into recess x 3.4m)

Laminate flooring continued from the hall and sitting room. Fitted shelving to both recesses. Large uPVC double glazed window to the rear. Steps down into the kitchen. Central heating radiator. Power points. Period wooden fire surround with an open fire, cast iron grate and slate hearth.

#### **Kitchen** 9' 4" x 10' 11" (2.85m x 3.33m)

Fitted wall units and base units with wooden shaker style doors and matching work surfaces. Countersunk Belfast sink with two drainers. Recess for a cooker and fridge freezer. uPVC double glazed window to the side. Power points. Tiled floor. Wall mounted gas boiler. Timber glazed panel door and steps down into the utility room.

#### **Utility Room** 9' 3" x 8' 11" (2.82m x 2.73m)

Tiled floor. uPVC double glazed windows to door into the garden. Power points. Plumbing for washing machine.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Stairs to the second floor with Velux window above. Power points. Doors to the first two bedrooms and the bathroom.

#### **Bedroom 1** 14' 8" to chimney breast x 10' 2" (4.48m to chimney breast x 3.09m)

Double bedroom across the full width of the front of the property. Original timber floor. Two fitted wardrobes either side of the chimney breast and an under stair cupboard. Two uPVC double glazed sash windows to the front - both with fitted Venetian blinds. Central heating radiator. Power points.

#### **Bedroom 2** 9' 10" into recess x 11' 1" (2.99m into recess x 3.39m)

Laminate flooring. uPVC double glazed window to the rear. Fitted wardrobe. Central heating radiator and power points.

#### **Bathroom** 9' 2" x 8' 11" (2.79m x 2.72m)

A very spacious bathroom with suite comprising a freestanding bath with hand shower fitment, corner shower cubicle with mixer shower, WC and wash hand basin. Original timber floor. Heated towel rail. uPVC double glazed window to the side. Central heating radiator.

## Second Floor

### **Bedroom 3** 15' 9" x 15' 1" (4.79m x 4.6m)

A double bedroom with attractive feature exposed brick chimney breast. Two double glazed Velux windows to the front and one to the rear - all with fitted blinds. Wood floor. Power points. Numerous eaves storage cupboards. Opening to the WC. Recessed lights.

### **WC** 3' 3" x 4' 11" (1m x 1.5m)

Wood floor continued from the bedroom. Glazed block window to the bedroom. WC and wash hand basin. Fitted light with shaver point.

## Outside

### **Front**

Forecourt laid to paving and with brick boundary wall.

### **Rear Garden**

A pleasant, westerly rear garden, mainly laid to paving but with planting throughout. Original stone walls to either side. Access to the rear into a lane owned by next door, but with a right of way onto Dingle Road. Side return with outside tap and door into a basement.

### **Basement**

4.34m x 3.38m maximum with 1.77m head clearance. Useful storage space accessed from the garden.

## Additional Information

### **Tenure**

We have been informed by the vendor 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**

1184 sq ft / 110 sq m.

## **Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



## Floor Plan













