

# 3 Baron Close

Penarth, Vale of Glamorgan, CF64 3UF



A superb, heavily extended and much improved four bedroom semi-detached house located at the head of this quiet cul-de-sac close to Victoria Primary School, local shops and less than half a mile away from Penarth town centre. The property is in wonderful condition throughout and comprises a porch, entrance hall, two reception rooms, kitchen / diner, home office and utility room on the ground floor along with four double bedrooms and two bathrooms above. There is off road parking for two cars to the front and a fully enclosed, low maintenance rear garden with artificial grass and paved patio. Viewing is highly recommended. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**Offers Over £750,000**

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## Accommodation

### Ground Floor

#### **Porch**

uPVC double glazed panel front door. Original black and white floor tiles. Original timber glazed panel inner door with leaded windows to either side.

#### **Entrance Hall**

Tiled floor with underfloor heating. Attractive original staircase to the first floor. Central heating radiator. Doors to the living room, sitting room, kitchen and cloakroom. Under stair cupboard. Power points.

#### **Living Room** *11' 9" into recess x 16' 7" into bay (3.59m into recess x 5.06m into bay)*

The main reception with feature uPVC double glazed bay window to the front - with fitted roller blinds. Engineered wood flooring with under floor heating. Power points and TV point. Central heating radiator.

#### **Sitting Room / Play Room** *11' 4" x 13' 3" (3.45m x 4.03m)*

The second reception room, once again front facing and a versatile space that joins the kitchen through wide double doors - an ideal sitting room, play room or formal dining room. Central heating radiator. uPVC double glazed window to the front. Power points and TV point. Engineered wood flooring with under floor heating. Recessed lights.

#### **Cloakroom** *3' 7" x 4' 2" (1.08m x 1.28m)*

WC and wash hand basin. Recessed lights. Tiled floor with underfloor heating.

#### **Kitchen / Dining / Living** *31' 0" x 16' 9" maximum (9.45m x 5.11m maximum)*

Attractive engineered wood flooring continued throughout from the reception rooms. An excellent family space across the rear of the house with access into the garden. Fitted kitchen comprising wall units and base units with shaker style doors and wood effect laminate work surfaces - and a central island with marble work surface. Rangemaster range cooker with double electric oven, grill, warming drawer and six burner gas hob. Integrated extractor hood (also rangemaster), Bosch dishwasher and AEG combi-microwave. Recess for American style fridge freezer. One and a half bowl stainless steel sink with drainer. uPVC double glazed window, doors and sliding doors into the garden. Two Velux windows. Recessed lights. Doors into the sitting room and study. Power points. Under floor heating.

#### **Home Office** *18' 3" x 6' 3" (5.55m x 1.91m)*

Engineered wood floor with under floor heating, continued from the kitchen / diner. Central heating radiator. uPVC double glazed window to the rear and a large Velux window. Fitted low level cupboards with shelving above. Power points. Door to the garage / utility room.

#### **Utility Room / Garage** *18' 3" maximum x 12' 6" (5.55m maximum x 3.8m)*

Aluminium double doors to the front and a uPVC double glazed panel door to the side. Fitted kitchen base units with laminate work surface. Plumbing for washing machine and dryer. Single bowl stainless steel sink with drainer. Wall mounted gas combination boiler. Fitted shelving. Power points. Electric light.

### First Floor

#### **Landing**

An attractive gallery landing with central staircase and balustrade. Fitted carpet. Doors to all bedrooms and the bathroom. Two hatches, both with loft ladders to two separate loft spaces, both of which with light and one of which has heating and is currently used for clothes storage. Light well. Power points.

#### **Bedroom 1** *12' 3" into recess cupboard x 12' 10" into bay (3.73m into recess cupboard x 3.91m into bay)*

Double bedroom to the front of the house with en-suite and uPVC double glazed bay window overlooking the close. Fitted carpet. Fitted bedroom storage furniture with space for double bed. Central heating radiator. Power points. Door to the en-suite.

**En-Suite 7' 3" x 4' 11" plus bay (2.2m x 1.5m plus)**

Wood effect tiled floor. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. uPVC double glazed window to the front. Central heating radiator. Recessed lights. Extractor fan. Shaver point.

**Bedroom 2 12' 4" x 12' 9" (3.76m x 3.89m)**

Double bedroom to the rear of the property with uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Power points.

**Bedroom 3 11' 4" x 10' 4" (3.46m x 3.16m)**

Double bedroom, once again with uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Power points.

**Bedroom 4 11' 3" into cupboard x 12' 5" (3.43m into cupboard x 3.79m)**

The fourth and final double bedroom, this time with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Fitted wardrobe. Power points.

**Bathroom 7' 1" x 8' 10" (2.17m x 2.68m)**

Wood effect tiled floor and part tiled walls. Suite comprising a tiled panelled bath with hand shower fitment, shower cubicle with mixer shower, WC and wash hand basin. Recessed lights. Extractor fan. Shaver point. Heated towel rail.

**Outside**

**Front**

Off road parking for two cars side-by-side, laid to block paving.

**Rear Garden**

A fully enclosed rear garden with a south easterly aspect. Low maintenance, with areas of paved paved and artificial grass. Outside tap, lights and power points. Gated side access to the front with additional tap, lights and power points.

**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 F, which equates to a charge of £2,893.28 for the year 2024/25.

**Approximate Gross Internal Area**

2023 sq ft / 188 sq m.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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