

# 35 Salop Street

Penarth, Vale of Glamorgan, CF64 1HH



A traditional town centre terraced property found in good order throughout and retaining some charming original features as well as having excellent potential. Porch, entrance hall, open plan living room, dining room and kitchen on the ground floor as well as two bedrooms and two bathrooms (one of which was originally a bedroom and could easily be converted back) above. The property benefits from being set back from the pavement as well as having an enclosed rear garden. Centrally located in a much sought after area within walking distance of parks, town centre and other amenities. No chain. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

**£375,000**

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** 3' 5" x 3' 5" (1.03m x 1.04m)

Tiled floor. Wooden glazed panel front door. Dado rails and the original cornice. Timber glazed panel inner door to the hall.

#### **Entrance Hall**

Fitted carpet. Dado rails. Central heating radiator. Phone point. Many original features including timber doors, cornicing, ceiling arch and staircase to the first floor. Under stair cupboard.

#### **Living Room** 13' 0" maximum into recess x 25' 7" maximum into bay (3.96m maximum into recess x 7.8m maximum into bay)

A spacious open plan room with uPVC double glazed bay window to the front and a uPVC double glazed window to the rear. Original features including an attractive ceiling rose, cornicing, skirting boards, picture rails and wooden fire surround with cast iron grate and brass fire guard. Fitted carpet. Two central heating radiators. Power points. This room has a platform style lift which gives access to the bathroom / bedroom above the rear section of the room.

#### **Dining Room** 9' 3" x 16' 2" (2.82m x 4.93m)

An additional reception room, currently utilised as a dining room with direct access into the kitchen. Tiled floor. uPVC double glazed window to the side. Built-in cupboard. Open chimney breast. Coved ceiling. Power points. Central heating radiator.

#### **Kitchen** 8' 9" x 9' 6" (2.67m x 2.9m)

Fitted kitchen comprising wall units and base units with cream shaker style doors and complementing laminate work surfaces. Recess for a cooker. Plumbing for washing machine, dryer and dishwasher. Single bowl stainless steel sink with drainer. Power points. uPVC double glazed window to the rear and side onto the garden.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Doors to all rooms. Hatch to the loft space.

#### **Bedroom 1** 16' 11" x 10' 8" (5.15m x 3.25m)

Double bedroom across the full width of the front of the property with uPVC double glazed windows to the front. Two fitted recessed cupboards. Coved ceiling. Central heating radiator. Power points.

#### **Bathroom** 10' 10" x 10' 11" (3.3m x 3.33m)

An adapted bathroom in what would have originally been the second bedroom and one that could easily be converted back. This room has the platform lift back down to the living room. Walk-in shower, WC and wash hand basin. Vinyl flooring. uPVC double glazed window to the rear. Original cast iron fire grate with wooden surround. Coved ceiling. Central heating radiator.

#### **Shower Room** 6' 2" x 6' 9" (1.89m x 2.05m)

Suite comprising a corner shower cubicle with mixer shower, WC and wash hand basin. uPVC double glazed window to the side. Vinyl floor. Central heating radiator. This room would be the main bathroom should you converted the property back into a three bedroom house.

#### **Bedroom 2** 9' 4" x 8' 1" plus doorway (2.84m x 2.46m plus doorway)

Fitted carpet. uPVC double glazed window to the rear. Built-in cupboard housing the gas combination boiler. Central heating radiator. Power points. Coved ceiling.

## Outside

### Front

Raised forecourt with original stone wall and gate post. Laid to stone chippings. Pathway and steps up to the front door, currently with accessibility lift.

### Rear Garden

An attractive and private rear garden with original stone walls to two sides. Paved patio to one side and planting beds to the other. Timber shed.

## Additional Information

### Tenure

The property is held on a freehold basis (WA307095).

### Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,290.68 for the year 2023/24.

### Approximate Gross Internal Area

1130 sq ft / 105 sq m.

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



This drawing is for illustrative purposes only (not to scale)  
Copyright © 2023 ViewPlan.co.uk Ref: VP24-45-L Rev: 03/23















