

# 12 Meadowside

Penarth, Vale of Glamorgan, CF64 3JX



A modern detached family home located in a quiet cul-de-sac within this popular, small and private development well placed for access to schools, central Penarth and also out to the wider Vale of Glamorgan, Cardiff and the M4. The property has been well improved and maintained by the current owner and comprises a porch, entrance hall, cloakroom, living room, kitchen / diner and conservatory on the ground floor along with four bedrooms and three bathrooms above. There is ample off-road parking to the front, an integral garage and an enclosed, low maintenance rear garden. Viewing is advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£599,950**

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## Accommodation

### Ground Floor

#### **Porch**

uPVC double glazed front door and leaded windows. Tiled floor. Electric light. Matching uPVC double glazed inner door to the hall.

#### **Entrance Hall**

An attractive entrance hall with feature herringbone oak flooring. Coved ceiling and dado rails. Oak doors to the living room, cloakroom, integral garage and kitchen. Vertical central heating radiator. Power points and phone point.

#### **Living Room** *11' 6" into recess x 17' 10" (3.5m into recess x 5.43m)*

A spacious living room with oak flooring continued from the hall. uPVC double glazed window to the front. Cast iron fireplace with wood burning stove. Picture rails, dado rails and coved ceiling. Power points. TV point. Central heating radiator.

#### **Cloakroom** *3' 0" x 4' 11" (0.92m x 1.5m)*

Tiled floor. uPVC double glazed window to the front. WC and wash hand basin with storage below. Dado rails. Coved ceiling. Central heating radiator.

#### **Kitchen / Diner** *28' 6" x 11' 1" maximum (8.69m x 3.37m maximum)*

An opened up family space across the rear of the property with fitted kitchen and dining area. The kitchen comprises a range of wall units and base units with marble effect quartz work surfaces and classically designed cabinet doors. Integrated appliances include a dishwasher and extractor hood while there is a stand alone Stoves range cooker with five zone electric hob, double oven and grill. Recess for an American style fridge freezer. Single bowl ceramic countersunk sink with drainer. The dining area has ample space for a table and chairs. uPVC double glazed window, door into the garden and uPVC double glazed doors into the conservatory. Picture rails, coved ceiling and dado rails. Attractive tiled flooring throughout and recessed lights throughout. Two vertical central heating radiators. Power points and TV point.

#### **Conservatory** *12' 1" x 6' 0" (3.69m x 1.82m)*

A very useful additional sitting space onto the garden. Tiled floor. uPVC double glazed windows and doors. Central heating radiator. Power point and electric light.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Coved ceiling. Hatch to the loft space. Dado rails. Airing cupboard with fitted shelving and central heating radiator. Power points.

#### **Bedroom 1** *11' 6" x 13' 0" (3.51m x 3.95m)*

A double bedroom with en-suite to the front of the house. Fitted carpet. Walk-in cupboard and space for large wardrobes. uPVC double glazed window to the front. Picture rails and coved ceiling. Power points and TV point. Door into the en-suite.

#### **En-Suite** *7' 7" x 5' 9" (2.3m x 1.74m)*

Tiled floor and part tiled walls. Suite comprising a walk-in shower and a vanity unit with WC, wash basin and storage. Fitted mirror and lights. Spotlights. uPVC double glazed window to the side. Central heating radiator. Coved ceiling. Shaver point.

#### **Bedroom 2** *12' 7" x 14' 1" (3.83m x 4.3m)*

The second front facing double bedroom with en-suite. Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Power points. Fitted wardrobes. TV point. Door into the en-suite.

#### **En-Suite** *3' 0" x 10' 7" (0.92m x 3.23m)*

Tiled floor and part tiled walls. Suite comprising a shower cubicle, wash basin with storage below and a WC. uPVC double glazed window to the side. Central heating radiator. Coved ceiling.

**Bedroom 3** 11' 8" maximum x 9' 10" maximum (3.56m maximum x 3m maximum)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points. Coved ceiling and picture rails.

**Bedroom 4** 9' 3" x 9' 7" plus wardrobes (2.83m x 2.92m plus wardrobes)

The final bedroom, again with uPVC double glazed window overlooking the garden. Fitted wardrobes. Fitted carpet. Central heating radiator. Power points. Coved ceiling and picture rails.

**Bathroom** 6' 8" x 6' 5" (2.04m x 1.96m)

Suite comprising a freestanding bath with hand shower fitment, WC and wash hand basin. uPVC double glazed window to the rear. Tiled floor and part tiled walls. Coved ceiling. Heated towel rail.

**Outside**

**Front**

To the front of the property is an in-and-out driveway laid to block paving that provides off road parking for a number of vehicles. Mature hedging. Access to the garage and passage to the rear garden. Outside light.

**Integral Garage** 9' 1" x 17' 2" (2.77m x 5.22m)

An integral garage accessed from the hallway and with an up and over door to the front. Part tiled floor with utility area that includes fitted base cupboards and work surface, plumbing for a washing machine and dryer, single bowl stainless steel sink and a gas combination boiler. Power points. Electric light. Fitted shelving.

**Rear Garden**

A low maintenance, private rear garden with a large natural stone paved patio and two areas of artificial grass. Planting borders to three sides with mature hedging. Gated access to the side. Barbecue area with built in barbecue. External power points. Outside tap.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA399978).

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3,123.66 for the year 2023/24.

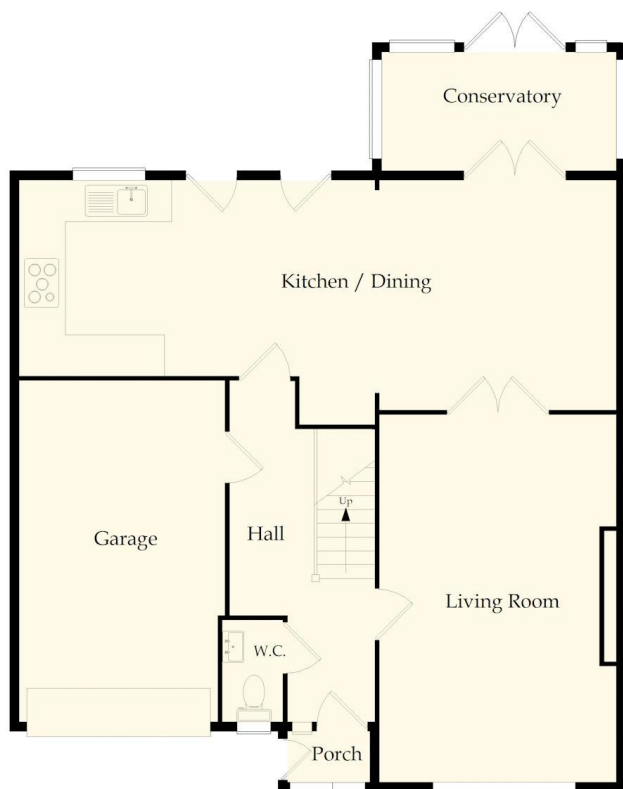
**Approximate Gross Internal Area**

1614 sq ft / 150 sq m.

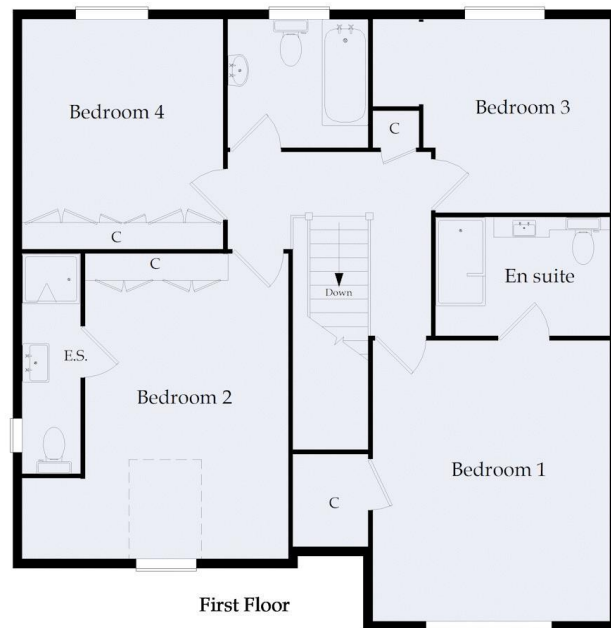
**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



Ground Floor



First Floor

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