

# 32 Baron Road

Penarth, Vale of Glamorgan, CF64 3UE



A superb extended and loft converted period semi-detached house, on this very popular road close to schools, shops and the town centre. The property benefits from two to three reception rooms plus kitchen / diner, utility room and cloakroom on the ground floor along with three bedrooms and a bathroom on the first floor plus a main bedroom with dressing room and en-suite above. The rear garden has a private, westerly aspect while there is off road parking and an integral garage to the front. Viewing is highly recommended. NO CHAIN. EPC: C.

**David  
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**£650,000**

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## Accommodation

### Ground Floor

#### **Porch** 7' 9" x 1' 8" (2.37m x 0.5m)

Original black and white tiled floor. uPVC double glazed double doors to the front and timber glazed doors into the hall.

#### **Entrance Hall**

Wood floor. Stairs to the first floor. Central heating radiator. Original plate rack. Glazed panel doors to the lounge, sitting room and kitchen. Two under stair cupboards.

#### **Lounge** 13' 11" into recess x 14' 11" into bay (4.25m into recess x 4.55m into bay)

Original timber floor, moulded coved ceiling and picture rails. Period style fireplace with wooden surround, granite hearth and a cast iron grate with gas fire. uPVC double glazed bay window to the front with fitted vertical blinds. Central heating radiator. Power points and TV point.

#### **Sitting Room** 12' 8" into recess x 12' 6" (3.86m into recess x 3.8m)

New fitted carpet. Period style fireplace with wooden surround, slate hearth and a cast iron and tiled grate with gas fire. Original moulded coved ceiling and picture rails. Power points and TV point. Central heating radiator. Open to the garden room.

#### **Garden Room** 12' 8" x 9' 6" (3.86m x 2.9m)

Fitted carpet. Aluminium double glazed sliding doors into the garden. Central heating radiator. Power points.

#### **Kitchen / Diner** 17' 0" x 18' 6" to doorway (5.19m x 5.65m to doorway)

Tiled floor throughout. uPVC double glazed windows and doors to the rear plus a two Velux windows. Recessed lights. Fitted kitchen comprising a mixture of wall and base units with cream Shaker style doors and laminate work surfaces. Integrated appliances including an electric oven and grill, four zone electric hob and extractor hood (all Hotpoint) along with dishwasher. Recess for American style fridge freezer. Part tiled walls. Plenty of space for a family dining table and chairs. Central heating radiator. Power points. Open doorway through to the garden room and sitting room.

#### **Utility Room** 4' 3" x 5' 3" (1.3m x 1.61m)

Tiled floor continued from the kitchen. Fitted work surface. Plumbing for washing machine and dryer. Doors to the garage and WC.

#### **WC** 3' 5" x 4' 7" (1.05m x 1.4m)

Tiled floor. WC and wash hand basin. Wall mounted gas boiler. Velux window. Extractor fan.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Power points. Original picture rails. Stairs to the second floor.

#### **Bedroom 2** 12' 4" into recess x 14' 7" into bay (3.77m into recess x 4.44m into bay)

Double bedroom to the front of the property. Fitted carpet. uPVC double glazed bay window with stained glass. Fitted roller blinds. Two bespoke wardrobes to either side of the chimney breast. Central heating radiator original picture rails. Coved ceiling. Power points and TV point.

#### **Bedroom 3** 12' 5" into recess x 12' 6" (3.78m into recess x 3.81m)

Double bedroom to the rear of the property with uPVC double glazed window overlooking the garden. Fitted roller blind. Built-in cupboard and fitted wardrobes. Coved ceiling. Power points and TV point. Central heating radiator. Fitted carpet.

#### **Bedroom 4** 9' 5" x 7' 8" (2.87m x 2.34m)

The fourth double bedroom, once again to the front of the house. Fitted carpet. uPVC double glazed window with fitted roller blind. Central heating radiator. Power points. Coved ceiling.

#### **Bathroom** 7' 10" x 8' 9" (2.39m x 2.66m)

An enlarged bathroom with suite comprising a large shower cubicle with mixer shower, back to wall freestanding bath, WC and wash hand basin. uPVC double glazed windows to the side and rear. Built-in cupboard. Part tiled walls. Extractor fan.

### **Second Floor**

#### **Bedroom 1** 14' 10" maximum x 16' 9" to wardrobes (4.53m maximum x 5.11m to wardrobes)

Master double bedroom with en-suite and dressing room. Floor to ceiling uPVC double glazed windows to doors to the rear, overlooking the garden and with views across Penarth. Recessed lights. Fitted wardrobes. Central heating radiator. Fitted carpet. Power points and TV point. Doors to the en-suite and dressing room.

#### **En-Suite** 5' 6" x 8' 10" (1.67m x 2.68m)

Vinyl floor and part tiled walls. Suite comprising a p-shaped bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Heated towel rail. Recessed lights. Extractor fan.

#### **Dressing Room** 7' 8" x 8' 5" (2.33m x 2.57m)

Dressing area equally suited to being a home office. Fitted carpet. Velux window to the front. Measurements shown are with restricted head height.

### **Outside**

#### **Front**

An enclosed front garden, with off road parking leading to the garage.

#### **Garage** 6' 9" x 16' 1" (2.06m x 4.91m)

An integral garage with up and over door to the front and a door to the rear into the utility area.

#### **Rear Garden**

A fully enclosed rear garden with a westerly aspect. Laid to paving and artificial grass and with mature planting to two sides. Outside tap, power points and light.

### **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 £2,707.18 for the year 2023/2024.

#### **Approximate Gross Internal Area**

1915 sq ft / 178 sq m.

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>	71   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Floor Plan



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