

25 John Batchelor Way

Penarth, Vale of Glamorgan, CF64 1SD



A two bedroom end-terrace property with excellent water views across Cardiff Bay, ideal for first time buyers, investors and downsizers alike and being sold with no onward chain. Upgraded by the current owners and with further potential now, the property comprises a porch, WC, living room and kitchen on the ground floor along with two bedrooms (originally three) and a bathroom above. There is a balcony with water views accessed from the main bedrooms, and an enclosed southerly courtyard to the rear. EPC: D.

**David
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£350,000

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Accommodation

Ground Floor

Hall

Tiled floor and part tiled walls. Composite front door and a uPVC double glazed window. Doors to the WC and living room. Central heating radiator. Recessed light.

WC 2' 10" x 6' 4" (0.86m x 1.94m)

Tiled floor continued from the hall. WC and wash hand basin with storage below and a tiled splashback. Central heating radiator. uPVC double glazed window to the front.

Living Room 14' 7" x 15' 9" (4.45m x 4.8m)

Tiled floor once again continued from the hall, with matching tiles to the staircase wall. Two central heating radiators with covers. uPVC double glazed window to the front overlooking Cardiff Bay and with fitted shutters. Power, TV and phone points. Door to the kitchen.

Kitchen 14' 6" x 8' 4" (4.43m x 2.53m)

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated electric oven, four zone electric hob and extractor hood. Space for fridge freezer. Plumbing for washing machine and dishwasher. One and a half bowl ceramic sink with drainer. uPVC double glazed window and door into the garden. Coved ceiling. Central heating radiator with cover. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Power point. Recessed light. Hatch to the loft space. Doors to both bedrooms and bathroom. Window into bedroom 1. Coved ceiling.

Bedroom 1 14' 7" x 13' 4" (4.44m x 4.06m)

A spacious master bedroom with access to the balcony and water views over Cardiff Bay. Originally two bedrooms, this room has fitted carpet, built-in cupboard, fitted wardrobes and drawer unit, power points, central heating radiator, coved ceiling and recessed lights. uPVC double glazed window and door. Power, TV and phone points.

Bedroom 2 8' 6" into doorway x 10' 9" (2.6m into doorway x 3.27m)

Bedroom to the rear with uPVC double glazed window looking out over the inner basin. Fitted carpet. Central heating radiator. Power, TV and phone points. Coved ceiling. Recessed spotlights.

Bathroom 6' 2" x 5' 7" (1.87m x 1.7m)

Fully tiled bathroom with a suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window. Coved ceiling. Extractor fan. Recessed lights.

Outside

Front

Off road parking to the front for two cars laid to block paving. Mature planting.

Rear Garden

An enclosed rear courtyard laid to paving and with a south facing aspect.

Additional Information

Tenure

The property is held on a freehold basis (WA896667).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,707.18 for the year 2023/24.

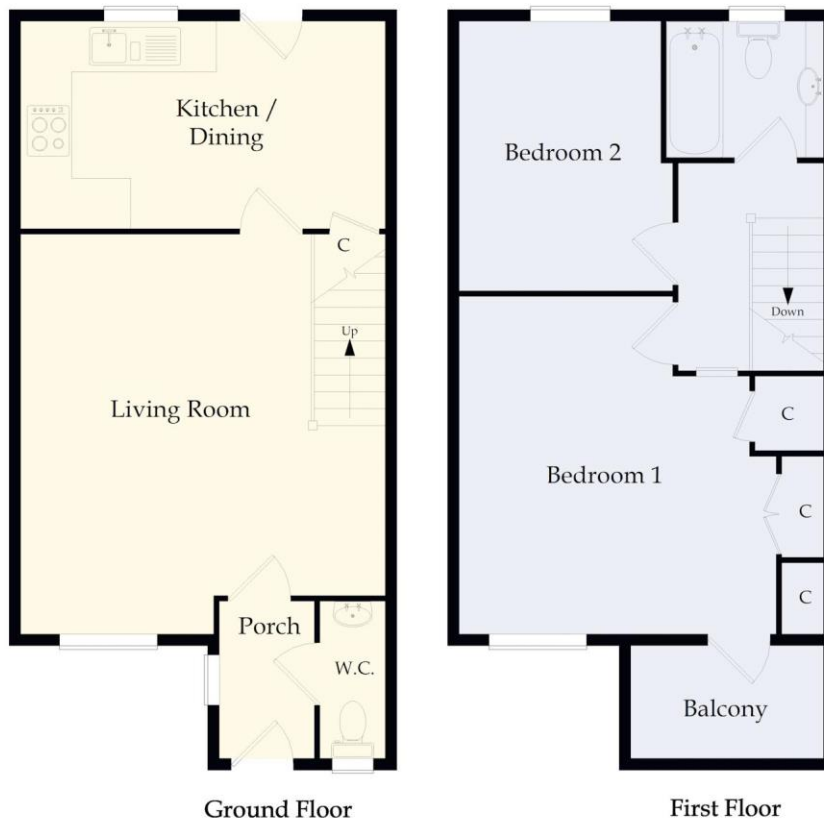
Approximate Gross Internal Area

721 sq ft / 67 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	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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