

# 5 Rudry Street

Penarth, Vale of Glamorgan, CF64 2TZ



A well presented and much improved two bedroom terraced house, located in a very popular position close to shops, schools, train station and the town centre. Ideal for first time buyers, downsizers and investors alike, the ground floor comprises an entrance hall and living / dining room that opens into the kitchen. On the first floor are the two bedrooms plus shower room. The property further benefits from an enclosed garden and has a PIV system installed for efficient ventilation. Sold with no onward chain. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£310,000**

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## **Accommodation**

### **Ground Floor**

#### **Hall**

Fitted carpet. Door to the living / dining room. Wooden front door with window above. Central heating radiator.

#### **Living / Dining Room** *10' 6" into recess x 19' 3" (3.2m into recess x 5.88m)*

An open plan living / dining room which in turn flows into the kitchen. Laminate floor. uPVC double glazed window to the front (with fitted Venetian blind) and double doors to the rear into the garden. Wall mounted gas fire. Two central heating radiators. Power points and TV point. Two fitted wall lights.

#### **Kitchen** *6' 4" x 10' 1" (1.93m x 3.07m)*

Laminate floor continued from the living room. Fitted kitchen comprising wall units and base units with matt grey doors and black granite effect laminate work surfaces. Range cooker with single electric oven and five burner gas hob. Extractor hood. Space for fridge freezer. Plumbing for washing machine and dryer. Single bowl stainless steel sink. uPVC double glazed window to the rear with Venetian blind. Part tiled walls. Power points.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Doors to the two bedrooms and bathroom. Hatch to the loft space (the loft space is boarded). uPVC double glazed window to the front over the stairs.

#### **Bedroom 1** *14' 1" into recess x 8' 11" (4.29m into recess x 2.73m)*

Double bedroom across the full width of the front of the property. Fitted carpet. uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Power points.

#### **Bedroom 2** *10' 8" into recess x 9' 11" (3.25m into recess x 3.03m)*

The second double bedroom, this time with uPVC double glazed window to the rear. Fitted Venetian blind. Central heating radiator. Power points. Built-in cupboard with Worcester Bosch gas combination boiler.

#### **Bathroom** *6' 0" x 6' 10" (1.84m x 2.08m)*

Comprises of a walk-in shower with mixer shower, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Tiled floor and part tiled walls. Shaver point. Recessed lights. Extractor fan. Heated towel rail.

### **Outside**

#### **Rear Garden**

An enclosed rear garden with patio, lawn and composite decked areas. Outside tap.

### **Additional Information**

#### **Tenure**

The property is held on a freehold basis (CYM237793).

#### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £1,874.20 for the year 2023/24.

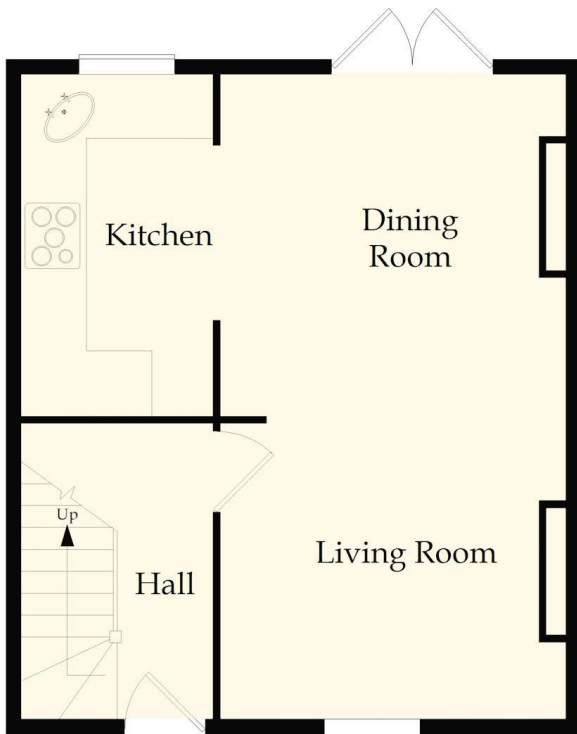
#### **Approximate Gross Internal Area**

645 sq ft / 60 sq m.

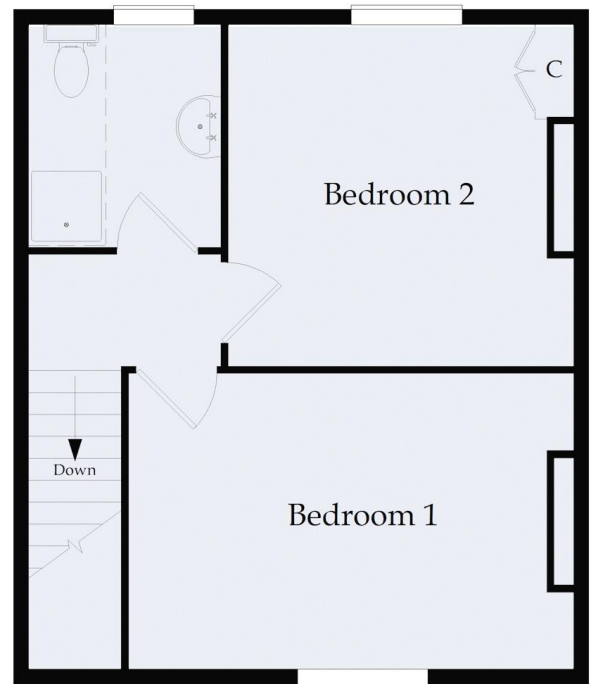
### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



Ground Floor



First Floor

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