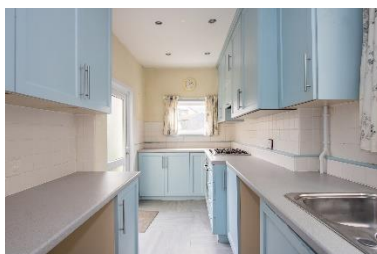


40 Coleridge Avenue

Penarth, The Vale Of Glamorgan, CF64 2SP



A well-loved home, in need of some upgrading now but offering superb potential as a family home close to Golden Gates Park, Victoria Playing Fields, Dingle Road station and the town centre. The property comprises an open plan living / dining room and kitchen on the ground floor as well as the three bedrooms and bathroom above. Off road parking to the front and an enclosed garden with southerly aspect to the rear. Sold with no onward chain. EPC: TBC.

**David
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Accommodation

Ground Floor

Hall

New fitted carpet. uPVC double glazed panel front door and window. Stairs to the first floor. Under stair cupboard. Door to then open plan lounge / sitting / dining room.

Lounge *12' 6" into recess x 17' 3" into bay (3.8m into recess x 5.25m into bay)*

The main reception room, open to an additional raised sitting room to the rear of the property. uPVC double glazed bay window to the front. Feature stone fireplace and chimney breast with electric fire. New fitting carpet. Power points. TV point.

Sitting / Dining Room *11' 6" into recess x 8' 2" (3.5m into recess x 2.5m)*

The second reception space although this is currently open to the lounge. New fitted carpet. uPVC double glazed sliding doors to the rear into the garden. Power points. Central heating radiator.

Kitchen *6' 8" maximum x 16' 8" (2.04m maximum x 5.09m)*

Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Recess for fridge freezer. Plumbing for washing machine. One and a half bowl stainless steel sink with drainer. uPVC double glazed windows to the rear (overlooking the garden) and side. uPVC double glazed door into the garden. Part tiled walls. Power points.

First Floor

Landing

New fitted carpet to the stairs and landing. uPVC double glazed window to the side. Doors to all three bedrooms and the bathroom.

Bedroom 1 *11' 6" into recess x 11' 11" (3.51m into recess x 3.63m)*

Double bedroom with uPVC double glazed window to the front. Fitted wardrobes along one wall. New fitted carpet. Central heating radiator. Power points.

Bedroom 2 *11' 6" into recess x 10' 6" (3.5m into recess x 3.19m)*

The second double bedroom, this time with uPVC double glazed window overlooking the rear garden. New fitted carpet. Fitted wardrobes with sliding doors. Central heating radiator. Power points.

Bedroom 3 *7' 0" x 7' 11" (2.14m x 2.41m)*

Single bedroom with uPVC double glazed window to the front. New fitted carpet. Central heating radiator. Power points.

Bathroom *7' 0" x 5' 5" (2.13m x 1.65m)*

Fully tiled, modern bathroom with suite comprising a corner shower cubicle, WC and wash hand basin. Heated towel rail. uPVC double glazed window to the rear.

Outside

Front

The property benefits from a spacious front area that currently provides off road parking for one car, with further sections of lawn and mature planting. This could be adapted and changed to increase the level of parking if required.

Rear Garden

A southerly rear garden, enclosed and with gated access to the front. Initially paved patio from the house, the garden is then laid to lawn and has mature planting throughout. Timber shed. Greenhouse. Wooden fencing to both sides.

Additional Information

Tenure

The property is held on a freehold basis (WA249413).

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

871 sq ft / 81 sq m.7

Energy Performance Certificate

Floor Plan











