

# 15 Teasel Avenue

Penarth, Vale of Glamorgan, CF64 2QE



A classic three bedroom semi-detached property, much loved by the current owner from new and in good order throughout but with superb potential to upgrade and extend. Ideal for young families, the house is conveniently located for Cogan Primary School, Pen-y-Garth and St Cyres, Cogan train station and Penarth Leisure Centre. The living accommodation comprises an entrance hall, living room and dining room, kitchen, three bedrooms and a bathroom. There is a low maintenance front garden, off road parking and garage to the side and a tiered garden with southerly aspect. Sold with no onward chain. Viewing advised. EPC: E.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£285,000**

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## **Accommodation**

### **Ground Floor**

#### **Porch 5' 5" x 2' 11" (1.65m x 0.88m)**

uPVC double glazed sliding door and windows. Fitted carpet. uPVC double glazed inner door to the hall.

#### **Hall**

Fitted carpet. Central heating radiator. Power point. Stairs to the first floor. Timber glazed panel doors into the living room.

#### **Living Room 11' 10" into recess x 13' 8" (3.6m into recess x 4.17m)**

Fitted carpet. uPVC double glazed windows to the front. Timber glazed panel sliding doors to the dining room. Fitted gas fire with back boiler. Power points. Central heating radiator. TV point. Under stair cupboard.

#### **Dining Room 8' 4" x 10' 6" (2.53m x 3.2m)**

Fitted carpet. uPVC double glazed window to the rear and timber sliding door to the kitchen. Central heating radiator. Power points.

#### **Kitchen 7' 4" x 10' 6" (2.23m x 3.2m)**

Vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Recess for cooker. Plumbing for a washing machine and counter level fridge. Single bowl stainless steel sink with drainer. uPVC double glazed window to the side and rear along with a door to the rear. Power points. Part tiled walls. Extractor fan.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Doors to all rooms. Central heating radiator. Power point. Hatch to the loft space.

#### **Bedroom 1 9' 4" to doorway x 13' 1" (2.85m to doorway x 4m)**

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points. Built-in wardrobe.

#### **Bedroom 2 9' 4" x 9' 2" (2.85m x 2.8m)**

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Built-in cupboard with hot water cylinder. Power points. Central heating radiator.

#### **Bedroom 3 6' 9" x 10' 1" into doorway (2.05m x 3.07m into doorway)**

Single bedroom with uPVC double glazed window to the front. Central heating radiator. Built-in cupboard over the stairs. Central heating radiator. Power points.

#### **Bathroom 6' 3" x 6' 2" (1.9m x 1.87m)**

Vinyl flooring. Suite comprising a panelled bath with electric shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Part tiled walls. Wall mounted fan heater. Shaver point. Central heating radiator.

### **Outside**

#### **Front**

Off road parking to the front and side laid to concrete, that leads to the garage. Open side access to the rear garden.

#### **Rear Garden**

A tiered, southerly rear garden with three levels laid to concrete, paving and lawn. Outside tap.

**Garage 8' 10" x 16' 3" (2.69m x 4.96m)**

Up and over garage door to the front. uPVC double glazed window to the side. Light and power points.

**Additional Information**

**Tenure**

The property is held on a freehold basis.

**Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

**Approximate Gross Internal Area**

753 sq ft / 70 sq m.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

**Floor Plan**











