

# 33 Robinswood Crescent

Penarth, The Vale Of Glamorgan, CF64 3JF



A fully renovated four bedroom detached property in a very popular location close to schools, the town centre, Penarth Athletic Club and the Esplanade. Available immediately on an unfurnished basis, the property comprises an entrance hall, living room, kitchen / diner, utility room and study on the ground floor along with the four bedrooms and two bathrooms above. There is off road parking for two to three cars to the front, and an enclosed, private and mature rear garden. EPC:

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£2,950 PCM**

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## Accommodation

### Ground Floor

#### **Entrance Hall**

Wooden front door. Tiled floor. Doors to the sitting room, kitchen / diner and WC. uPVC double glazed window to the front with opaque glass. Recessed lights. Stairs to the first floor.

#### **Living Room** 11' 11" x 21' 4" (3.62m x 6.49m)

A dual aspect sitting room with uPVC double glazed window to the front (with fitted shutters) and doors and windows to the rear onto the garden. Tiled floor with under floor heating. Modern inset gas fire. Power points and TV point. Recessed lights.

#### **Kitchen / Dining / Living** 29' 8" x 17' 9" maximum (9.05m x 5.4m maximum)

A spacious room across the rear of the property with plenty of space for living and dining furniture as well as the kitchen. Tiled floor with under floor heating. uPVC double glazed sliding doors overlooking and giving access into the garden. Fitted kitchen comprising wall units and base units with off-white handle less doors and quartz work surfaces. Integrated appliances including a five zone induction hob, extractor hood, two electric ovens, fridge, freezer and dishwasher. uPVC double glazed window and door to the garden and a large roof lantern. Sliding door into the utility room. Power points and TV point. Recessed lights.

#### **Utility Room** 6' 1" x 7' 11" (1.86m x 2.42m)

Tiled floor with underfloor heating. Fitted wall and base units with quartz work surfaces to match the kitchen. Single bowl composite countersunk sink. Washing machine and dryer. Cupboard with gas combination boiler. Recessed lights. Roof lantern. Sliding door into the study.

#### **Study** 7' 11" x 6' 8" (2.42m x 2.03m)

Tiled floor with underfloor heating. uPVC double glazed window with fitted shutters and a door to the front. Recessed lights. Power points. Built in cupboard.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Large uPVC double glazed window to the front with opaque glass. Power points. Central heating radiator. Recessed lights. Hatch to loft space.

#### **Bedroom 1** 11' 6" x 12' 5" into doorway (3.51m x 3.78m into doorway)

Double bedroom with en-suite and uPVC double glazed window overlooking the garden to the rear. Fitted shutters to the window. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points. Recessed lights. Glass sliding door into the en-suite.

#### **En-Suite** 8' 2" x 3' 11" (2.49m x 1.2m)

A modern, stylish, fully tiled en-suite shower room with suite comprising a shower cubicle with mixer, WC and wash hand basin with storage below. Heated towel rail. Recessed lights. Extractor fan. Mirror with light.

#### **Bedroom 2** 11' 10" x 13' 7" (3.61m x 4.14m)

Double bedroom to the rear. uPVC double glazed window overlooking the garden with fitted shutters. Fitted double wardrobe. Fitted carpet. Central heating radiator. Power points. Recessed lights.

#### **Bedroom 3** 8' 6" x 10' 4" (2.58m x 3.16m)

The third bedroom overlooking the garden. uPVC double glazed window with fitted shutters. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points. Recessed lights.

#### **Bedroom 4** 11' 11" x 7' 5" (3.62m x 2.26m)

Front facing bedroom overlooking the bowls and tennis clubs. uPVC double glazed window with fitted shutters. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points.

**Bathroom 7' 10" x 5' 10" (2.39m x 1.79m)**

A fully tiled bathroom with suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Heated towel rail. Recessed shelf. uPVC double glazed window to the front with opaque glass. Wall cabinet with mirrored doors and lights. Recessed lights. Extractor fan.

**Outside**

**Front**

Off road parking for two to three cars laid to block paving. Lawned garden. Covered area over front door. Gated access to the rear garden.

**Rear Garden**

A large, private rear garden with lawn, patio and mature planting throughout. Gated side access to the front.

**Additional Information**

**Availability**

The property is available immediately, pending the successful completion of the application process, on an unfurnished basis.

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3,338.40 for the year 2024/25.

**Approximate Gross Internal Area**

1571 sq ft / 146 sq m.

**Our Fees**

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Details of the Tenancy Deposit Scheme can be found at their website, [www.tenancydepositscheme.com/](http://www.tenancydepositscheme.com/). David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

**Energy Performance Certificate**

## Floor Plan



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