

# 2a Robinswood Crescent

Penarth, Vale of Glamorgan, CF64 3JE



A unique three bedroom detached property in a very popular Penarth location close to the town centre, Esplanade and in catchment for some excellent schools. The property offers spacious, versatile accommodation and comprises an entrance hall, living / dining room, kitchen, study, three bedrooms and two bathrooms on the ground floor along with a further bedroom with en-suite above. The property has good off road parking to the front as well as a very private, enclosed rear garden which could be relatively low maintenance but currently has plenty of colourful, attractive mature planting throughout. No chain. EPC: D.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £599,950

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Entrance Hall**

Fitted door matt and carpet. Central heating radiator. Steps to the raised level at the rear of the property. Door to the main bedroom, study, inner hall and open into the living room. Built-in cupboard. uPVC double glazed window to the rear. Stairs to the first floor. Power points.

#### **Study** 8' 5" x 5' 11" (2.57m x 1.81m)

Fitted carpet. Central heating radiator. uPVC double glazed window to the front of the property with fitted vertical blinds. Power points. Coved ceiling. Phone point.

#### **Living Room** 13' 10" x 26' 3" (4.22m x 8.01m)

A living and dining space with double glazed sliding doors to the garden and a door to the kitchen. Fitted carpet throughout. Three central heating radiators. Gas fire with wooden surround and stone hearth. Power points. Velux window.

#### **Kitchen** 13' 9" x 8' 6" (4.19m x 2.58m)

Tiled floor. uPVC double glazed window to the entrance hall. Fitted kitchen comprising wall units and base units with a taller larder cupboard. Laminate work surfaces. Integrated Miele appliances including an electric oven, grill, washing machine and dryer. Integrated Neff four zone induction hob and dishwasher. Elica extractor hood. Recess for fridge freezer. One and a half bowl stainless steel sink with drainer. Power points. Velux window. Coved ceiling.

#### **Bedroom 2** 15' 10" max x 9' 6" max (4.82m max x 2.89m max)

Double bedroom with en-suite. Fitted carpet. uPVC double glazed windows to the front and side. Coved ceiling. Recessed lights. Fitted kitchen style storage including an integrated fridge. Power of. TV point.

#### **En-Suite** 7' 9" max x 9' 4" max (2.36m max x 2.84m max)

Vinyl floor. Walk-in shower, WC and wash hand basin with storage below. uPVC double glazed window to the side. Central heating radiator. Coved ceiling. Recessed lights and extractor fan. Tiled walls. Large built-in cupboard housing the gas boiler.

#### **Inner Hall**

Fitted carpet. Cupboard with hot water cylinder. Coved ceiling.

#### **Bedroom 4** 10' 7" x 10' 2" (3.22m x 3.09m)

A versatile room that could be a study, TV snug, playroom or bedroom. Fitted carpet. Central heating radiator. Fitted shelving. Double glazed sliding doors into the garden. Coved ceiling. Power points. TV point.

#### **Bedroom 3** 10' 7" x 9' 4" into bay (3.22m x 2.85m into bay)

Bedroom with uPVC double glazed bay window to the front and fitted wardrobes. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

#### **Bathroom** 8' 5" x 8' 8" (2.56m x 2.63m)

Fitted carpet. Suite comprising a panelled bath with mixer shower, WC and wash hand basin. uPVC double glazed window to the rear. Central heating radiator. Coved ceiling. Shaver point. Fitted low cupboard.

### First Floor

#### **Bedroom 1** 14' 6" x 10' 10" (4.43m x 3.31m)

Double bedroom with Velux windows to two sides, fitted wardrobes, desk and drawers, central heating radiator with cover and a built-in cupboard. Fitted carpet. Door to the en-suite.

#### **En-Suite** 9' 9" x 4' 11" (2.97m x 1.51m)

Fitted carpet. Panelled bath with electric shower, WC and wash hand basin. Heated towel rail. Velux window. Tiled walls. Door to loft storage.

## Outside

### Front

Off road parking for two cars laid to block paving. Mature magnolia tree.

### Rear Garden

A paved rear garden with mature, raised planting beds. Gated side access to the front. Outside lights. Gated access into a storage area with timber shed. Outside tap.

## Additional Information

### Tenure

The property is held on a freehold basis (WA673786).

### 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.

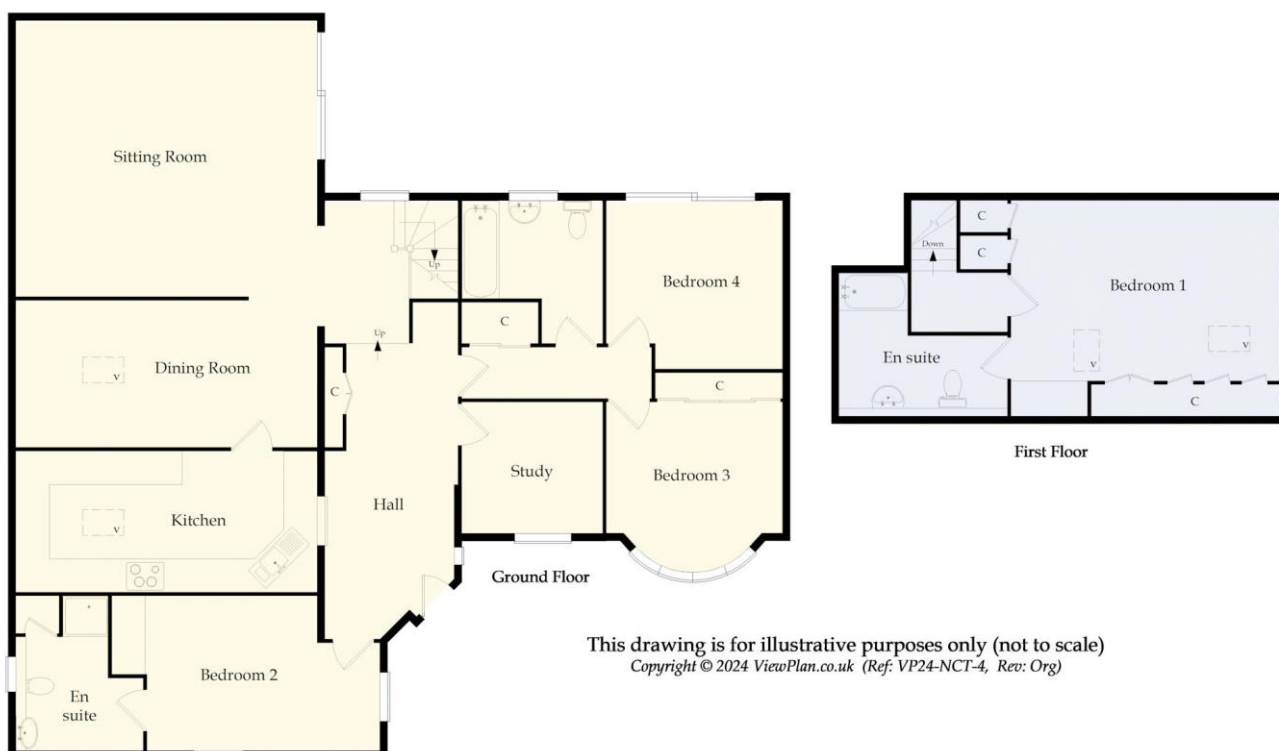
### Approximate Gross Internal Area

1722 sq ft / 160 sq m.

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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)  
 Copyright © 2024 ViewPlan.co.uk (Ref: VP24-NCT-4, Rev: Org)



















