

2 Myrtle Close

Penarth, Vale of Glamorgan, CF64 3NQ



A wonderful opportunity to purchase a 1950s three bedroom semi-detached house, much loved over the years and now in need of some upgrading but offering superb potential to modernise and extended. Situated on a large corner plot on the corner of this quiet cul-de-sac, the property comprises an entrance hall, living room, kitchen and dining room on the ground floor along with three bedrooms and a bathroom above. There is off road parking to the front and gardens to the front, side and rear. Sold with no onward chain. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£279,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 7' 7" x 2' 4" (2.31m x 0.71m)

uPVC double glazed front door and windows to either side. Fitted carpet. Open to the entrance hall.

Hall

Fitted carpet. Doors to the sitting room and living room. Central heating radiator. Stairs to the first floor. Small under stair storage area.

Sitting Room 10' 7" x 17' 10" (3.22m x 5.43m)

A dual aspect sitting room with uPVC double glazed windows to the front and rear. Fitted carpet. Gas fire with back boiler. Two central heating radiators. Power points.

Living / Dining Room 13' 6" max x 10' 5" max (4.11m max x 3.18m max)

Originally the kitchen, this is a very useful additional space that has a uPVC double glazed window to the side and sliding doors into the garden at the rear. Fitted carpet. Under stair cupboard. Central heating radiator. Power points. Door into the kitchen. TV point. Fitted gas heater.

Kitchen 7' 2" x 7' 3" (2.18m x 2.2m)

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Recess for the cooker and fridge freezer. Plumbing for washing machine. Single bowl stainless steel sink with drainer. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Doors to three bedrooms and the bathroom. Power points.

Bedroom 1 10' 2" x 11' 3" to doorway (3.1m x 3.44m to doorway)

Double bedroom to the front of the property. Fitted carpet. Fitted and built in wardrobes. uPVC double glazed window to the front. Power points. Central heating radiator.

Bedroom 2 10' 8" x 11' 2" into doorway (3.24m x 3.41m into doorway)

The second front facing double bedroom. Fitted carpet. High level built-in cupboard over the stairs. Central heating radiator. Power points. uPVC double glazed window to the front. Hatch to the loft space.

Bedroom 3 7' 10" x 8' 0" (2.39m x 2.43m)

Single bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Built-in cupboard. Central heating radiator. Power points.

Bathroom 10' 0" max x 5' 9" max (3.05m max x 1.76m max)

Vinyl flooring and part tiled walls with additional plastic cladding around the shower. Suite comprising a walk-in shower with electric shower, WC and wash hand basin. Two uPVC double glazed windows to the rear. Central heating radiator.

Outside

Front

The property benefits from a sizeable front garden laid to lawn, with off road parking space to the side. Gated access to the rear garden. Pathway from the pavement to the front door.

Rear Garden

There is a sizeable, enclosed rear and side garden predominantly laid to lawn and with areas of paved patio and tarmac. Bordered by mature hedging. Timber shed and summer house.

Additional Information

Tenure

The property is held on a freehold basis (WA201392).

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

861 sq ft / 80 sq m.

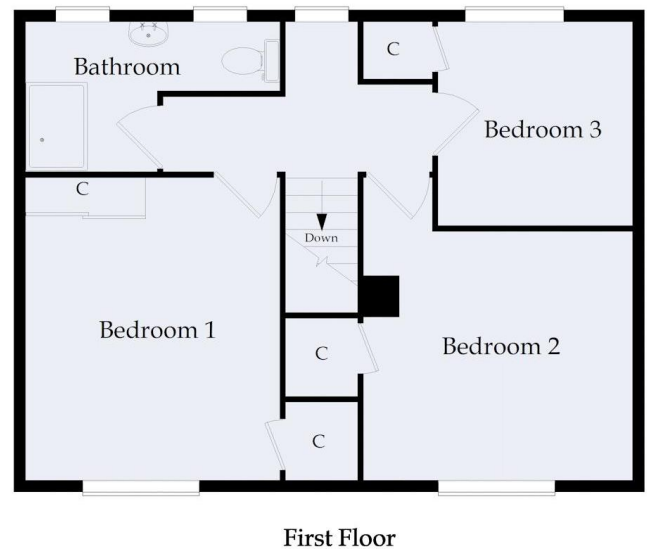
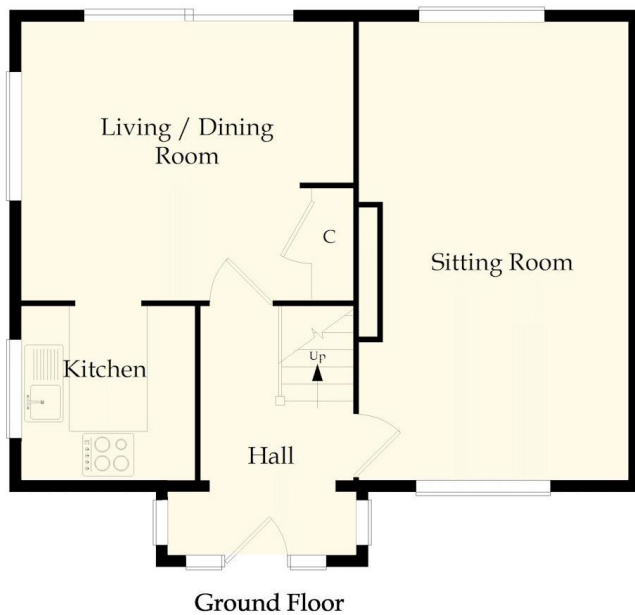
Utilities and Other Material Information

The property is connected to mains electricity, gas and water. It is also of a non-standard Wimpey No-Fines construction.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Floor Plan



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