

# 18 Rudry Street

Penarth, Vale of Glamorgan, CF64 2TZ



A very interesting Victorian end-terrace property close to shops, schools, the town centre and Victoria Playing Fields. Sold with no onward chain and requiring upgrading throughout, this property has wonderful potential as a family home and is a superb opportunity for those looking for a unique project. The ground floor currently comprises an entrance hall, three reception rooms and a kitchen while there are three bedrooms and a bathroom above. The property retains some good original character and has space to the side and rear which includes a former garage and a workshop. Viewing is highly recommended. EPC: D.

**David  
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Your local Estate Agent & Chartered Surveyor

**£350,000**

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## Accommodation

### Ground Floor

#### **Porch** 7' 3" x 3' 3" (2.22m x 1m)

uPVC double glazed panel front door and an original wooden stained glass window to the front. Fitted carpet. Part timber clad walls. Cupboard with electricity meter and consumer unit. Low level cupboard with gas meter. Original wooden stained glass inner door to the entrance hall.

#### **Entrance Hall**

Fitted carpet. Original staircase to the first floor, moulded cornice and skirting boards. Central heating radiator. Power point. Under stair storage area with fitted shelving. Original doors to the three reception rooms and WC.

#### **Sitting Room** 15' 9" into bay x 11' 8" into recess (4.8m into bay x 3.56m into recess)

Fitted carpet. uPVC double glazed bay window to the side. uPVC double glazed window to the front. Central heating radiator. Stone fireplace with fitted electric fire. Original moulded cornice and deep skirting boards. Power points. Fitted cupboard, shelving and wall light.

#### **Snug** 10' 6" into recess x 10' 11" (3.19m into recess x 3.32m)

uPVC double glazed window to the rear overlooking the rear garden. Fitted shelving. Fitted carpet. Central heating radiator. Power points. Original moulded cornice and picture rails.

#### **WC** 6' 11" max x 4' 0" max (2.11m max x 1.22m max)

Tiled floor and part tiled walls. WC, wash hand basin and electric shower. Central heating radiator.

#### **Dining Room** 9' 11" max x 11' 4" max (3.01m max x 3.45m max)

Fitted carpet. uPVC double glazed window to the side. Original picture rails. Power points. Central heating radiator. Stone fireplace with gas fire. Door and steps down to the kitchen.

#### **Kitchen** 15' 4" x 8' 7" (4.67m x 2.61m)

Vinyl flooring. Fitted kitchen with fitted wall units and base units with laminate work surfaces. Wall mounted gas boiler. Single bowl stainless steel sink with drainer. Recess for cooker. Fitted gas fire. Wooden windows to the rear and side. uPVC double glazed door to the front.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Original fitted linen cupboard. uPVC double glazed window to the front. Doors to three bedrooms and the bathroom.

#### **Bedroom 1** 15' 9" into bay x 11' 8" into recess (4.81m into bay x 3.56m into recess)

Vinyl flooring. uPVC double glazed bay window to the side and a wooden window to the front. Central heating radiator. Power points.

#### **Bedroom 2** 10' 1" x 11' 0" max (3.07m x 3.36m max)

Vinyl flooring. Fitted wardrobes with sliding doors. uPVC double glazed window to the side with partial views of Victoria Playing Fields. Central heating radiator. Power points. Original picture rails.

#### **Bedroom 3** 9' 3" x 10' 8" (2.82m x 3.25m)

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

#### **Bathroom** 9' 0" x 4' 4" (2.75m x 1.33m)

Suite comprising a panelled bath, WC and wash hand basin. Vinyl floor. Part timber clad walls. uPVC double glazed window to the side. Hatch to the loft space. Central heating radiator.

## Outside

### Front and Side

Small front garden and a larger side area laid to hardstanding. Mature planting to the front. Timber shed. Wooden door into the garage. Gated access to the rear garden.

### Rear Garden

An enclosed rear garden laid to paving and with mature planting throughout and a workshop. Outside tap.

### Workshop

A covered workshop style area, accessed through a door from the garden. Fitted shelving. Wooden window. Power points.

### Garage 8' 7" x 16' 10" (2.62m x 5.14m)

Wooden windows to the front and rear. Door to the side. Single bowl stainless steel sink with drainer. Power points.

## Additional Information

### Tenure

The property is held on a freehold basis (WA131559).

### Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,893.28 for the year 2024/25.

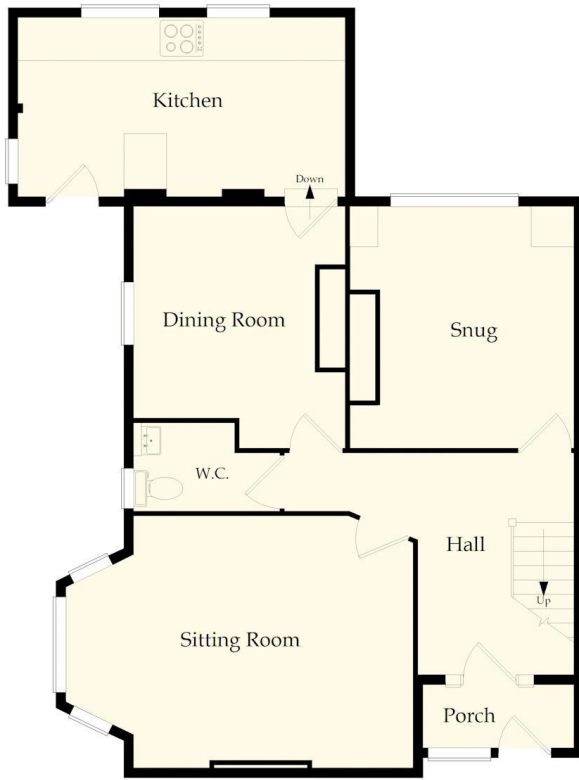
### Approximate Gross Internal Area

1216 sq ft / 113 sq m.

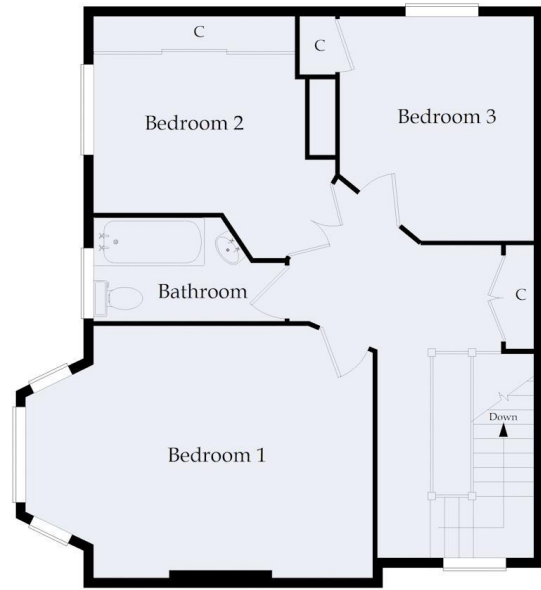
## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



Ground Floor



First Floor

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