

# 54 Cedar Way

Penarth, Vale of Glamorgan, CF64 3NN



A modern terraced property being sold with no onward chain, improved by the current owners and now absolutely ideal for young couples and small families. The living areas comprises a sitting room and kitchen diner while there are three bedrooms and a bathroom above. The property further benefits from off road parking to the front and a low maintenance rear garden. This property is located in catchment for Victoria and Stanwell schools and is close to St Cyres Park. Viewing advised. EPC: D.

**David  
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Your local Estate Agent & Chartered Surveyor

**£329,950**

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## Accommodation

### Ground Floor

#### **Hall**

Tiled floor. Stairs to the first floor. Pine doors to the kitchen and living room. Central heating radiator. uPVC double glazed front door and side panels. Power points.

#### **Living Room** *10' 8" x 17' 11" (3.24m x 5.45m)*

A dual aspect living room with uPVC double glazed window to the front and double doors to the rear into the garden. Fitted Venetian blinds to the front. Wood effect laminate floor. Coved ceiling. Central heating radiator. Power points and TV point.

#### **Kitchen / Diner** *13' 3" max x 17' 9" max (4.05m max x 5.4m max)*

A reconfigured kitchen with dining space. uPVC double glazed window to the front and rear along with a door into the garden. Fitted Venetian blinds to the front and rear windows. Tiled floor. Fitted kitchen comprising wall units, base units and overhead storage all with matt black shaker style doors and wooden work surfaces. Integrated appliances including an electric oven, four burner gas hob with extractor hood over, fridge freezer and a dishwasher. Plumbing for washing machine. Single bowl ceramic sink. Part tiled walls. Power points. Central heating radiator. Under stair storage area.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Pine doors to all rooms. uPVC double glazed window to the rear with fitted Venetian blinds.

#### **Bedroom 1** *10' 2" x 12' 1" max (3.09m x 3.68m max)*

Double bedroom with uPVC double glazed window to the front of the house with fitted Venetian blinds. Fitted carpet. Built-in cupboard. Central heating radiator. Power points. Coved ceiling.

#### **Bedroom 2** *10' 8" x 11' 7" into doorway (3.24m x 3.52m into doorway)*

The second front facing double bedroom. Fitted carpet. uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Power points. Built-in cupboard. Hatch to the loft space.

#### **Bedroom 3** *8' 0" x 8' 0" (2.43m x 2.45m)*

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

#### **Bathroom** *9' 11" x 5' 3" (3.03m x 1.6m)*

Tiled floor and walls. Suite comprising a panelled p-shaped bath with mixer shower and glass screen, WC and wash hand basin. Two uPVC double glazed windows to the rear, both with fitted Venetian blinds. Heated towel rail.

### Outside

#### **Front**

Off road parking for one car laid to block paving. Additional area laid to slate chippings.

#### **Rear Garden**

An enclosed rear garden laid to a mixture of paved patio and artificial grass, with a large shed that offers excellent additional storage.

### Additional Information

#### Tenure

The property is held on a freehold basis (WA908963).

#### 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

839 sq ft / 78 sq m.

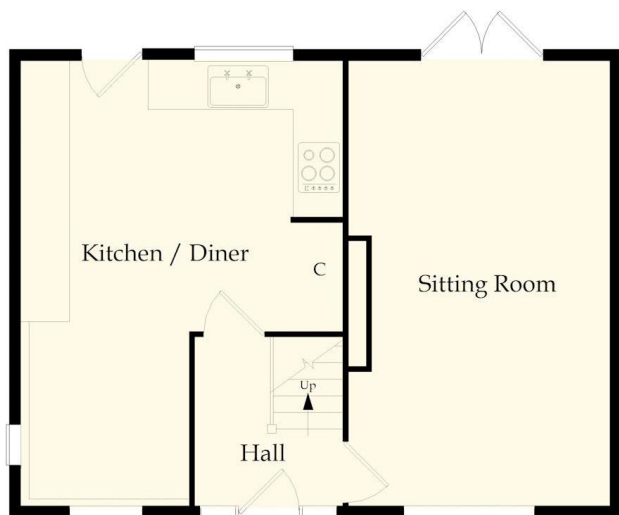
#### Utilities and Other Material Information

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

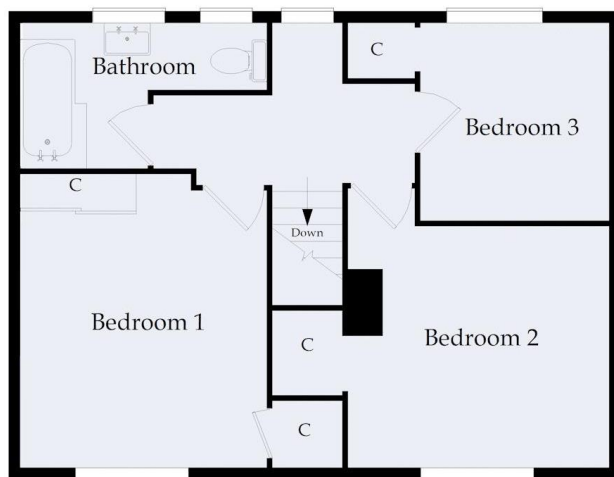
#### Energy Performance Certificate

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

#### Floor Plan



Ground Floor



First Floor

This drawing is for illustrative purposes only (not to scale)

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