

# 20 Dryden Road

Penarth, Vale of Glamorgan, CF64 2RT



A spacious and versatile semi-detached property, in excellent order throughout and situated around half a mile from the town centre and close to Fairfield School, Dingle Road train station and many other local amenities. Double storey extended to the side, the living accommodation comprises the porch, entrance hall, living / dining room, kitchen, sitting room and cloakroom on the ground floor along with four bedrooms (three doubles), a bathroom and separate WC on the first floor. There is off road parking to the front, a garage and an enclosed, private rear garden. Viewing is advised in order to be able to appreciate all that this family home has to offer. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£550,000**

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## Accommodation

### Ground Floor

#### **Porch** 6' 5" x 2' 7" (1.95m x 0.8m)

Tiled floor. uPVC double glazed front door and window. Two fitted cupboards. Original wooden glazed panel door into the hall.

#### **Entrance Hall**

Original wood block floor. Central heating radiator. Staircase to the first floor with glass and oak balustrade. Power points and phone point. Under stair cupboard. Doors to the kitchen and living / dining room.

#### **Living / Dining Room** 11' 8" into recess x 24' 0" (3.55m into recess x 7.31m)

Original wood block floor continued from the hall. uPVC double glazed window to the front and double doors to the rear into the garden. Electric fire. Central heating radiator. Power points and TV point. Coved ceiling. Currently configured as a lounge at the front and dining space to the rear.

#### **Kitchen** 7' 10" x 8' 1" (2.39m x 2.46m)

Tiled floor. Fitted kitchen comprising wall units and base units with stone effect laminate work surfaces. Recess for cooker with fitted extractor hood above. Plumbing washing machine. One and a half bowl ceramic sink with drainer. uPVC double glazed window to the rear. Central heating radiator. Power points. Tiled walls. Open to the utility space, which has a Central heating radiator, space for a fridge freezer and doors to the sitting room, WC and lobby.

#### **Sitting Room** 11' 11" x 10' 0" (3.63m x 3.06m)

A useful additional sitting room with large uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Coved ceiling. Central heating radiator. Power points and TV point.

#### **WC** 4' 6" max x 3' 11" max (1.37m max x 1.2m max)

Tiled floor and walls - continued from the kitchen. WC and wash hand basin. Central heating radiator. High level window to the side.

#### **Lobby** 5' 0" x 3' 3" (1.53m x 0.98m)

uPVC double glazed door to the side onto the driveway. Tiled floor. Coat hanging space.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Doors to four bedrooms, the bathroom and WC. Hatch to the loft space. Power points.

#### **Bedroom 1** 10' 4" x 12' 4" (3.14m x 3.75m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Power points. Central heating radiator. Built-in cupboard.

#### **Bedroom 2** 10' 4" x 11' 5" (3.14m x 3.48m)

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

#### **Bedroom 3** 8' 0" x 8' 4" (2.44m x 2.54m)

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

#### **Bedroom 4** 12' 0" x 9' 10" plus walk-in wardrobes (3.65m x 3m plus walk-in wardrobes)

A double bedroom with two walk-in wardrobes, uPVC double glazed window to the front and another to the side that offers excellent elevated views over Cogan and towards Penarth Marina. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

**Bathroom 4' 11" x 5' 11" (1.51m x 1.8m)**

Tiled floor. Suite comprising a panelled bath with mixer shower and glass screen and a wash hand basin with storage below. Tiled floor and part tiled walls. uPVC double glazed window to the rear. Heated towel rail.

**WC 2' 9" x 6' 0" (0.85m x 1.83m)**

Tiled floor and part tiled walls to match the bathroom. WC. uPVC double glazed window to the rear.

**Outside**

**Front**

Off road parking to the front and side for three vehicles laid to hardstanding. Area of slate chippings with mature tree. Gated access to the rear garden.

**Garage 8' 7" x 15' 11" (2.61m x 4.86m)**

Up and over garage door to the front and a wooden door to the side. Power and electric light.

**Rear Garden**

An enclosed rear garden with a easterly aspect, laid to lawn and with areas of hardstanding and paved patio. Mature planting and thick privacy hedging. Large shed with power and light. Gated access to the front.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA866868).

**Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2,448.16 for the year 2024/25.

**Approximate Gross Internal Area**

1151 sq ft / 107 sq m.

**Energy Performance Certificate**

**Floor Plan**











