

129 St. Davids Crescent

Penarth, Vale of Glamorgan, CF64 3NB



A superb three bedroom semi-detached house with sizeable ground floor extension and a large garden. The ground floor living space comprises an entrance hall, sitting room / study, the impressive kitchen / diner, utility room and shower room. On the first floor are three bedrooms and a bathroom. The property is in excellent condition throughout having been extended by the previous owners and further improved by the current sellers, with works including new powder coated aluminium windows, wood burning stove, new WB combi-boiler, fitted wardrobes, flooring, radiators and some modern cosmetic touches. There is extensive parking to the front and further Planning Permission for a loft conversion with dormer. Viewing advised. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£425,000

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Accommodation

Ground Floor

Entrance Hall

Composite front door with double glazed panel. Oak flooring. Central heating radiator. Stairs to the first floor. Under stair cupboard. Power points.

Sitting Room / Study 11' 6" into recess x 10' 11" (3.5m into recess x 3.34m)

Oak flooring continued from the hall. New wood burning stove with slate hearth and oak lintel. New central heating radiator. Power points. New aluminium double glazed window to the front. This room is currently used as an office but would be equally suitable as a sitting room and TV snug.

Kitchen / Diner 21' 2" x 25' 11" (6.46m x 7.9m)

An impressive, extended kitchen / diner to the rear of the house with kitchen, living and dining areas. The comprehensive Sigma 3 fitted kitchen comprises a full range of wall, base units and central island all with shaker style cabinet doors and marble effect Carrara quartz work surfaces. Integrated Neff appliances including an electric oven and combination microwave, five burner gas hob, extractor hood and dishwasher. Recess for fridge freezer (fridge freezer included in the sale). Karndean herringbone storm oak flooring. Aluminium sliding doors to the rear into the garden. Two central heating radiators. New acoustic panelling. Power points and TV point. Door to the side into the utility room and giving access to the shower room.

Utility Room 5' 5" x 5' 7" plus lobby (1.65m x 1.71m plus lobby)

Accessed from the kitchen. Limestone tiled floor. New double glazed aluminium side door to the garden, with satin finish glass. Fitted wall and base units with shaker style doors. Plumbing for washing machine and dryer. Single bowl stainless steel sink with drainer. A recently installed, wall mounted Worcester Bosch combi-boiler. Power points. Central heating radiator. Door to the shower room.

Shower Room 5' 5" x 4' 11" (1.65m x 1.5m)

Limestone tiled floor continued from the utility room. Suite comprising a corner shower cubicle with mixer shower, WC and wash hand basin. Vertical central heating radiator. uPVC double glazed window to the rear. Extractor fan.

First Floor

Landing

An open landing with aluminium double glazed windows to the front and side. Painted staircase. New fitted linen cupboard with mirrored door and attractive acoustic panelling to either side. Power points. New skirting boards and architraves around the doors to all rooms. Karndean natural prime oak flooring.

Bedroom 1 11' 6" x 11' 11" (3.5m x 3.62m)

Double bedroom to the front of the property with new aluminium double glazed window, new fitted wardrobes with mirrored sliding doors and lights and karndean flooring continued from the landing. Power point. New central heating radiator.

Bedroom 2 8' 8" x 12' 2" (2.63m x 3.71m)

Double bedroom, this time with a new aluminium double glazed window to the rear overlooking the fields behind the property. New Karndean floor continued from the landing. New central heating radiator with cover. Power points. Built-in cupboard.

Bedroom 3 5' 9" x 12' 0" (1.76m x 3.67m)

Bedroom to the side of the property with new aluminium double glazed window and Karndean floor. New central heating radiator. Power points.

Bathroom 6' 1" x 8' 3" (1.86m x 2.52m)

A modern bathroom with suite comprising a panelled bath with mixer shower, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Tiled floor and part tiled walls. Recessed lights.

Outside

Front

Off road parking to the front for up to four vehicles laid to presscrete. Planting and stone chippings to both side. Gated side access to the rear.

Rear Garden

A well landscaped rear garden with an easterly aspect. Laid to paved patio accessed from the kitchen diner and a lower level laid to lawn and with areas of stone chippings and a further patio with upgraded pergola. The upper patio area has room for a hot tub and two external power points. Trees and mature planting throughout. Two storage sheds.

Additional Information

Tenure

This property is held on a freehold basis (WA170006).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2003.04 for the year 2024/25.

Approximate Gross Internal Area

1270 sq ft / 118 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage.

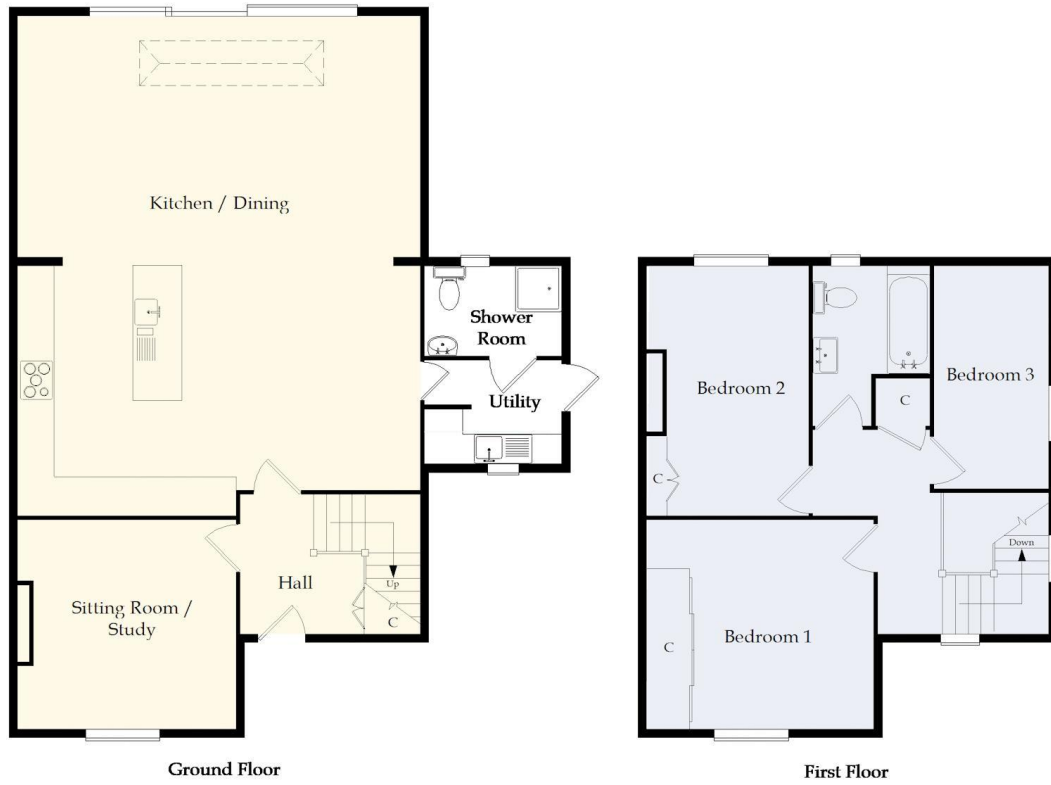
Planning Permission

The property has planning permission (2017/00204/FUL) for a dormer loft conversion. This planning permission includes the existing ground floor kitchen extension which has been completed.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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