

23 High Street

Penarth, Vale Of Glamorgan, CF64 1EZ



The opportunity to purchase a large Victorian end-terrace property, close to Penarth town centre and with views over Cardiff from the front facing rooms on every level. This family home requires considerable upgrading throughout but has wonderful potential. Comprises two reception rooms and a kitchen on the ground floor, two bedrooms on the first along with a third bedroom and bathroom above. There is an enclosed rear garden and garage. Sold with no onward chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£325,000

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Accommodation

Ground Floor

Porch 3' 11" x 5' 5" (1.2m x 1.64m)

Original wooden front door, floor tiles and wooden glazed panel inner door to the hall. Electric light.

Entrance Hall

Doors to the sitting room, living room and kitchen. Stairs to the first floor.

Sitting Room 14' 10" max into recess x 10' 10" (4.52m max into recess x 3.31m)

Fitted carpet. Large wooden window to the front with views over Cardiff. Original picture rails. Wooden glazed panel sliding doors into the living room. Power points. Central heating radiator.

Living Room 10' 9" into recess x 11' 0" (3.28m into recess x 3.35m)

Fitted carpet. Original picture rails. Fitted shelving. Wooden glazed panel door and window into the garden. Power points. Central heating radiator.

Kitchen 7' 5" x 11' 7" (2.26m x 3.52m)

Accessed from the hall via a small lobby area with original black and red tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Recess for cooker with fitted extractor hood above. Plumbing for washing machine. Wall mounted Wiessman gas boiler. Wooden window and door to the side into the garden. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Wooden window to the rear. Doors to bedroom 1 and the kitchen / second bedroom.

Bedroom 1 18' 0" x 11' 1" max into recess (5.48m max into recess x 3.38m)

Fitted carpet. Two wooden windows to the front with views across Cardiff. Central heating radiator. Power points. Extensive fitted shelving.

Bedroom 2 9' 10" max into recess x 11' 1" (2.99m max into recess x 3.37m)

Currently utilised as a kitchen but would have originally been the second bedroom. Fitted carpet. The freestanding kitchen units will be removed. Wooden window to the rear. Power points. Central heating radiator.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Doors to the third bedroom and the bathroom. Fitted shelving to one wall.

Bedroom 3 17' 10" max into recess x 10' 6" (5.44m max into recess x 3.19m)

A bedroom with Velux window to the front that gives tremendous views across Cardiff, towards Caerphilly Mountain. Fitted carpet. Central heating radiator. Power points.

Bathroom 10' 8" x 12' 1" (3.25m x 3.68m)

Vinyl flooring. Suite comprising a panelled bath, WC and wash hand basin. Part tiled walls. Plumbing for washing machine. Built-in linen cupboard. Central heating radiator. Skylight window to the rear.

Outside

Rear Garden

An enclosed rear garden laid to hardstanding and paving. Garage to the rear and a further outside toilet to the back of the kitchen. Mature planting throughout. Original stone wall to one side.

Additional Information

Tenure

The property is held on a freehold basis (CYM850687).

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

1151 sq ft / 107 sq m.

Utilities and Services

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











