

18 John Street

Penarth, The Vale Of Glamorgan, CF64 1DN



A spacious and characterful Victorian semi-detached with many original features. Excellent location, close to Barrage, coastal path and town centre, with views of St Augustine's Church to the front and Cardiff Bay to the rear. There are two reception rooms, sitting room/bedroom and kitchen on the ground floor along with two double bedrooms and a bathroom on the first. The second floor has a partitioned loft room with en-suite shower room and a cloakroom. There is a good-sized southerly front garden and an attractive and private rear garden. Viewing is highly recommended. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£440,000

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Accommodation

Ground Floor

Porch

Original front door. Tiled floor. Wooden glazed panel inner door to the entrance hall.

Entrance Hall

Tiled floor. Central heating radiator with cover. Original moulded coved ceiling, arch, dado rail and picture rails.

Lounge *14' 9" into recess x 15' 0" into bay (4.5m into recess x 4.58m into bay)*

The main reception room, to the front of property and with a southerly aspect. Wooden double glazed bay window with original wood panels. Original fireplace with cast iron grate, marble surround and tiled hearth. Original moulded coved ceiling, picture rails, ceiling rose and dado rails. Central heating radiator with cover. Power and television points. Phone point.

Sitting Room / Bedroom 3 *12' 6" into recess x 12' 2" (3.8m into recess x 3.71m)*

Currently used as a study. Fitted carpet. Wooden double glazed door to the side return with wood panels. Period fireplace with cast iron grate, wood surround and tiled hearth. Original dado rail and picture rails. Power points. Central heating radiator with cover.

Kitchen *12' 2" x 13' 10" (3.71m x 4.21m)*

A well sized kitchen, with access into the garden room to the rear of the property. Completely reformed in 2023/24 with full insulation, new marmoleum floor and new fitted kitchen comprising base units with matt black cabinet doors, wall units with contrasting orange doors, wooden work surfaces and breakfast bar. All-new appliances in black including Rangemaster induction hob cooker, dishwasher and washing machine. Custom-made stainless steel worktop with integrated single bowl sink. Internal windows and glazed door to the garden room. Original wooden door into walk-in pantry with shelving. Internal windows and glazed door to the garden room, double glazed wooden windows to the side. Power points. Feature pendant lighting and recessed spotlights, vertical central heating radiator. New (Dec 2023) Worcester central heating boiler.

Garden Room *11' 11" x 16' 2" (3.64m x 4.94m)*

A versatile and light reception room, currently used as a studio but one that would be equally suitable as a sitting room, dining room or playroom. Fully refurbished in 2023 with full insulation, aluminium windows and French doors, sealed OSB floor, four Velux windows and a vertical central heating radiator. Power points. Wooden door and double glazed window to the side, doors to the rear into the garden

First Floor

Landing

Fitted carpet. Lockable door to the loft rooms. Door to under-stair storage cupboard. Wooden double glazed window with views. Dado rails and picture rails. Power points

Bedroom 1 *13' 2" x 12' 3" (4.02m x 3.74m)*

Double bedroom to the front of the property. Wooden double glazed window to the front with views up to St Augustines Church. Fitted carpet. Central heating radiator with cover. Original brick fireplace, dado rails, picture rails and wood panelled window reveals. Power points.

Bedroom 2 *12' 6" x 12' 2" (3.8m x 3.72m)*

Double bedroom to the rear with wooden double glazed windows overlooking gardens and Cardiff Bay. Original brick fireplace, dado rails and picture rails. Central heating radiator with cover. Power points. Fitted carpet.

Bathroom *5' 9" x 12' 3" into shower (1.75m x 3.74m into shower)*

Tiled floor and part tiled walls. Suite comprising a back to wall freestanding bath with hand shower, WC, wash hand basin and a shower cubicle with mixer shower. Heated towel rail. Recessed lights. Extractor. Picture rails. Wooden double glazed window to the front with obscured glazing.

Second Floor

Landing

Attractive original stone wall. Wooden double glazed window to the side with fitted roller blind. Doors into the main loft room and the WC.

Loft Room Front *11' 0" plus recess x 12' 2" (3.36m plus recess x 3.71m)*

A well sized room with wooden double glazed window to the front with views up to St Augustines Church. Recessed storage area. Fitted carpet. Power points. Central heating radiator. Open to the back loft room.

Loft Room Rear *9' 9" plus recess x 6' 9" (2.96m plus recess x 2.07m)*

Ideal as a study, this room has a Velux window to the rear with excellent views across Cardiff, fitted carpet, power points, door to en-suite shower room, recessed eaves storage area, carpeted eaves cupboard, central heating radiator and power points.

Shower Room *3' 8" x 5' 7" into shower (1.13m x 1.71m into shower)*

Vinyl floor. Shower cubicle with mixer shower and a wash hand basin. Extractor.

WC

Vinyl floor. WC.

Outside

Front Garden

A spacious, south facing garden laid to block paviors, with original stone walls. Cast iron railings and gate, timber raised beds well stocked with ornamental and edible planting. This garden has a very sunny aspect and is a lovely sitting area.

Rear Garden

An enclosed rear garden with areas of timber decking and natural stone patio. Sizeable side return. Original stone walls. Outside tap. Attractive planting in raised beds and a miniature pond

Additional Information

Tenure

The property is held on a freehold basis (WA107716).

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

1711 sq ft / 158 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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