

5 Machen Street

Penarth, Vale of Glamorgan, CF64 2UB



An extremely well presented, improved and extended Victorian terraced house in a superb location close to schools, shops, park and train station while being within half a mile of the town centre. Comprises an entrance hall, sitting room, living room and the extended kitchen / diner on the ground floor along with two double bedrooms and refitted bathroom above. The attractive garden has been very nicely landscaped and retains a lot of entertaining space. Viewing is highly recommended in order to appreciate the quality of this property. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£397,500

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Entrance Hall

An improved entrance hall with new bespoke under stair storage. Period style ceramic tiled floor. Central heating radiator. Stairs to the first floor. Composite front door with double glazed panel above. Power points. Solid oak doors to the lounge and sitting / dining room.

Lounge *9' 8" to chimney breast x 9' 11" (2.95m to chimney breast x 3.01m)*

A very pleasant sitting room to the front of the property. New bespoke recess cupboards to either side of the chimney breast, and an additional cupboard - all by Hammonds. Engineered oak floor. uPVC double glazed sash window to the front. Period cast iron fireplace. Central heating radiator. Power points.

Sitting / Dining Room *16' 10" into recess x 10' 6" (5.14m into recess x 3.19m)*

The main living area with sitting and dining space that opens into the kitchen to the rear. uPVC double glazed window overlooking the rear garden. Engineered oak flooring. Cast iron wood burning stove with oak lintel and slate hearth. Central heating radiator. Power points.

Kitchen / Diner *7' 6" x 20' 11" (2.29m x 6.38m)*

A classically styled modern kitchen with dining space to the rear of the house and aluminium double glazed bi-fold doors into the garden and a uPVC double glazed window to the side. Semi polished porcelain tiled floor. Fitted base units and full height larder cupboards with shaker style doors and contrasting quartz work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor, dishwasher, washer/dryer and fridge freezer. Stainless steel sink with drainer. Recessed lights. Power points. Vertical central heating radiator.

First Floor

Landing

Fitted carpet. Solid oak doors to both bedrooms and the bathroom. Hatch to the loft space.

Bedroom 1 *11' 11" plus wardrobes x 9' 5" (3.63m plus wardrobes x 2.88m)*

The main double bedroom, to the front of the property. Fitted carpet. uPVC double glazed sash window. New Hammonds fitted wardrobes with sliding doors. Central heating radiator. Power points. Television point.

Bedroom 2 *8' 6" plus wardrobes x 11' 6" (2.58m plus wardrobes x 3.51m)*

The second double bedroom, again of good proportions and this time with uPVC double glazed sash window to the rear, overlooking the garden. New Hammonds fitted wardrobes with sliding doors. Fitted carpet. Central heating radiator. Power points.

Bathroom *6' 0" x 8' 5" (1.84m x 2.57m)*

A totally refitted bathroom with new suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the rear with fitted Venetian blinds. Tiled floor and part tiled walls. Recessed lights. Extractor fan.

Outside

Rear Garden

An enclosed, low maintenance rear garden. Re-landscaped and comprising areas of natural limestone patio and treated timber decking. Extensive raised beds constructed with railway sleepers - full of mature planting of all kinds. New pergola to the rear providing some structured shelter to the decked area. Gated rear lane access. Outside tap and lights.

Additional Information

Tenure

The property is held on a freehold basis (WA244650).

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.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Floor Plan



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