

# 72 Redlands Road

Penarth, Vale of Glamorgan, CF64 2WJ



A characterful, spacious four bedroom semi-detached period property with off road parking and an excellent south westerly rear garden. Located in a popular part of Penarth close to Victoria Primary School, Cornerswell Road shops and other amenities, the property offers versatile accommodation comprising a porch, two reception rooms and kitchen / diner on the ground floor, three bedrooms, bathroom and WC on the first floor plus a further bedroom above. The rear garden is private, mature and of very good proportions. This property is in good order throughout but does also retain good potential. Viewing advised. EPC: E.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£600,000**

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## Accommodation

### Ground Floor

#### **Porch** 5' 0" x 5' 6" (1.53m x 1.67m)

Original wooden front door with leaded window above and to the side - both with stained glass. Original wooden inner door with stained glass leaded panel. Vinyl floor. Electric light. Meter cupboards.

#### **Entrance Hall**

An attractive hallway with original wood block flooring, picture rails, deep skirting boards and moulded cornice and doors to the sitting room, living room and kitchen/ diner. Under stair cupboard. Central heating radiator. Power points. Original wooden leaded window to the front with stained glass.

#### **Sitting Room** 15' 3" into recess x 16' 2" into bay (4.66m into recess x 4.92m into bay)

A spacious main living room with dual aspect having a uPVC double glazed bay window to the front and a further window to the side. Feature fireplace with Original wooden surround, tiled hearth and a wooden burning stove. Original dado rails, moulded cornice and deep skirting boards. Fitted carpet. Power points and TV point.

#### **Living Room** 12' 2" into recess x 13' 9" (3.72m into recess x 4.19m)

The second sitting room, this time with double glazed sliding doors to the rear into the conservatory. Period fire surround with fitted gas fire. Fitted carpet. Original picture rails, moulded cornice and deep skirting boards. Power points.

#### **Kitchen / Diner** 12' 4" max x 18' 7" (3.76m max x 5.66m)

An extended kitchen/ dining space with Original wood block floor to the dining area and Vinyl floor in the kitchen. Original fitted recess cupboards. Wooden window to the side. Door to the pantry which has fitted shelving. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone ceramic hob, extractor hood. Plumbing for dishwasher. Central heating radiator. Double glazed windows to the side and rear. Sliding door to the side into the conservatory. Part tiled walls. Power points.

#### **Conservatory** 11' 11" x 6' 2" (3.64m x 1.89m)

Fitted carpet tiles. Wooden windows and door to the garden and a perspex roof. Recessed lights.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Doors to the three bedrooms, bathroom and WC. Central heating radiator. Power points.

#### **Bedroom 1** 15' 4" into recess x 16' 0" into bay (4.67m into recess x 4.88m into bay)

Master double bedroom to the front of the house with uPVC double glazed bay window. Fitted carpet. Original picture rails and deep skirting boards. Coved ceiling. Central heating radiator. Power points.

#### **Bedroom 2** 12' 2" into recess x 13' 10" (3.71m into recess x 4.21m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points. Original picture rails and deep skirting boards. Coved ceiling.

#### **Bedroom 3** 11' 7" x 10' 11" (3.54m x 3.33m)

A double bedroom that provides excellent space for a number of uses and gives access to the study and utility room. Original picture rails and deep skirting boards. uPVC double glazed window to the side. Central heating radiator. Power points.

#### **Study** 11' 6" x 12' 8" into doorway (3.5m x 3.87m into doorway)

Accessed from the third bedroom and with uPVC double glazed windows to the side and rear. Fitted carpet. Door to the utility room. Original tiled fireplace. Power points.

**Utility 8' 4" x 4' 5" (2.54m x 1.34m)**

Fitted work surface. Plumbing for a washing machine. uPVC double glazed window to the side. Power points.

**Bathroom 6' 4" x 6' 6" (1.92m x 1.99m)**

Vinyl flooring. Suite comprising a panelled bath with mixer shower and a wash hand basin. uPVC double glazed window to the side. Part tiled walls. Built-in cupboard. Central heating radiator.

**WC 6' 4" x 2' 10" (1.92m x 0.86m)**

uPVC double glazed window to the front with stained glass. WC. Vinyl floor. Dado rail. Recessed lights.

**Second Floor**

**Bedroom 4 18' 11" x 10' 5" (5.76m x 3.18m)**

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Hatch to a sizeable loft space. Power points.

**Outside**

**Front**

Off road parking to the front for two cars, laid to hardstanding. Mature planting and privacy hedging. Gated access to the rear garden.

**Garage 10' 4" x 19' 10" (3.14m x 6.05m)**

Not accessible by car but this provides very useful additional storage and workshop space. Electric light and power points. Windows to the side and rear.

**Rear Garden**

A sizeable, enclosed rear garden with a south westerly aspect laid to paving, lawn, timber decking and hardstanding. Outside toilet and coal shed which is adjoining to the house. Covered area that gives access into the garage. Gated access to the front. Covered pergola area to the rear with timber decking that provides excellent entertaining space. Nature pond. Timber shed. Outside tap. This very attractive garden has lots of mature planting throughout.

**Additional Information**

**Tenure**

The property is owned on a freehold basis (TBC).

**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**

1883 sq ft / 175 sq m.

**Utilities**

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

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Floor Plan



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