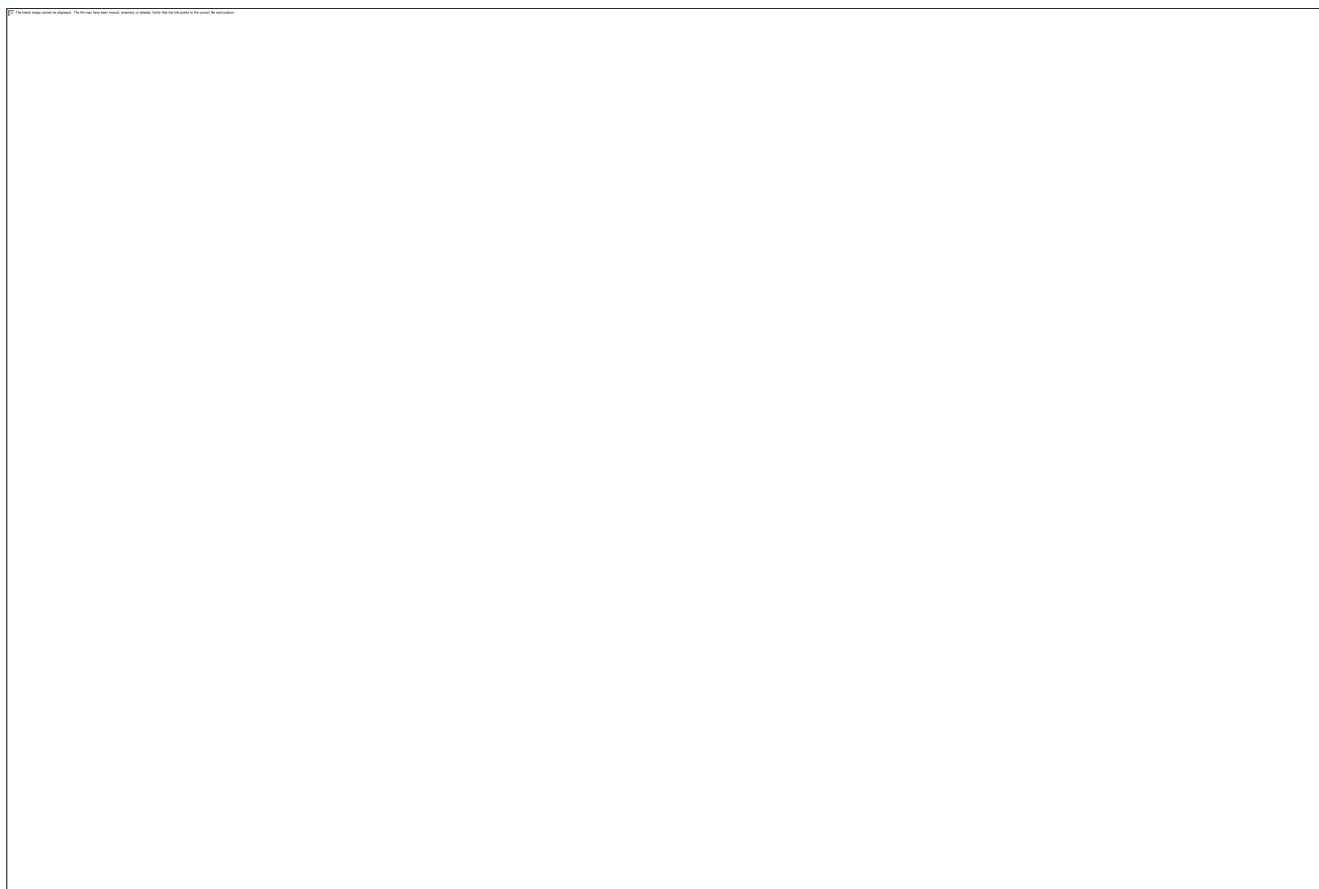


54 Byrd Crescent

Penarth, Vale of Glamorgan, CF64 3QW



A traditional 1960s three bedroom semi-detached house located in a popular, quiet part of the town in catchment for Evenlode and Stanwell schools, Cosmeston Lakes and the Old Penarthians Rugby Club. The property benefits from a living room, kitchen cloakroom and a sizable conservatory that adds very good extra space. The first floor has the three bedrooms and bathroom. The property has a front garden which could be converted for off road parking if desired, as well as a lawned rear garden. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£335,000

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Accommodation

Ground Floor

Entrance Hall 9' 7" x 7' 0" (2.91m x 2.14m)

Fitted carpet. uPVC double glazed panel front door and window. Central heating radiator. Power and phone points.

Living Room 10' 8" x 17' 11" (3.26m x 5.46m)

Fitted carpet. uPVC double glazed window to the front and sliding doors to the rear into the conservatory. Fireplace with fitted electric fire. Coved ceiling. Two central heating radiators. Power points and TV point. Hatch to the kitchen.

Store 3' 9" x 7' 1" (1.15m x 2.15m)

Vinyl floor. uPVC double glazed window to the front. Door to the WC.

WC 2' 7" x 7' 1" (0.79m x 2.15m)

Vinyl floor continued from the storage room. WC and wash hand basin. Original window to the side.

Kitchen 13' 5" x 10' 5" (4.08m x 3.18m)

Vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Recess for a cooker, plumbing for washing machine and a space for a fridge freezer. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the rear and a door into to the conservatory. Central heating radiator. Power points. Part tiled walls.

Conservatory 14' 4" x 8' 8" (4.38m x 2.65m)

Tiled floor. uPVC double glazed windows, doors and roof. Power points. Two fitted wall lights. A very pleasant, quality space overlooking the garden.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Doors to the three bedrooms and bathroom. Hatch to the loft space.

Bedroom 1 10' 4" x 12' 1" (3.15m x 3.69m)

Double bedroom with uPVC double glazed window to the front and built-in wardrobes on both sides. Central heating radiator. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 10' 9" x 11' 8" (3.27m x 3.55m)

The second front facing double bedroom. Fitted carpet. uPVC double glazed window to the front. Built-in cupboard. Central heating radiator. Power points.

Bedroom 3 8' 6" maximum x 8' 2" (2.59m maximum x 2.48m)

A single bedroom, nursery or home office with uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Power points. Built-in cupboard.

Bathroom 10' 4" maximum x 5' 7" (3.15m maximum x 1.69m)

An enlarged bathroom with a walk-in shower, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Heated towel rail. Tiled walls and vinyl floor.

Outside

Front

A front garden laid to lawn and with a pathway to the front door, currently with a raised platform to increase accessibility.

Rear Garden

An enclosed rear garden laid to lawn and with paved patio. Two timber sheds. Gated side access to the front. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (WA265322).

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.

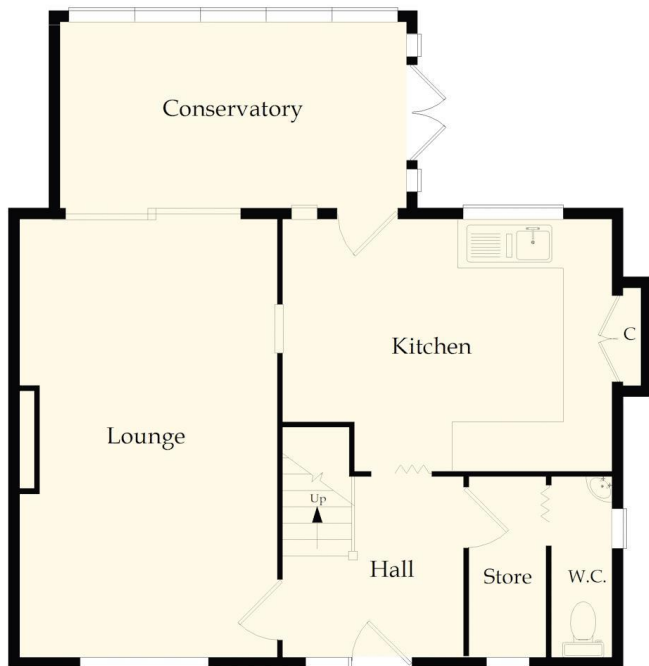
Approximate Gross Internal Area

1076 sq ft / 100 sq m.

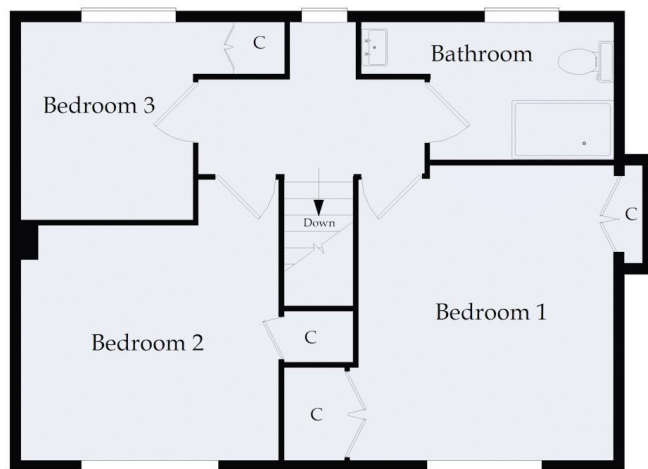
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

This drawing is for illustrative purposes only (not to scale)

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