

# 32 John Batchelor Way

Penarth, The Vale Of Glamorgan, CF64 1SD



A very well-presented and upgraded two bedroom, water-fronting semi-detached house located in this popular part of Penarth Marina overlooking Cardiff Bay. Sold with no onward chain and ideal for buyers of all ages as well as investors, the accommodation comprises a porch, living room, kitchen with dining space, two double bedrooms and a bathroom. There is a balcony to the front with views, and a south facing rear garden. The property also has off road parking to the front. Viewing advised. EPC: C.

**David  
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Your local Estate Agent & Chartered Surveyor

**£350,000**

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## Accommodation

### Ground Floor

#### **Porch**

uPVC double glazed front door. Built in cupboard. Inner door to the living room.

#### **Living Room** 12' 8" x 14' 3" (3.86m x 4.35m)

A spacious living room, partly open to the kitchen and with a uPVC double glazed window to the front overlooking Cardiff Bay. Stairs to the first floor. Power and TV points. Wood effect laminate flooring. Central heating radiator. Under stair cupboard.

#### **Kitchen** 12' 8" x 8' 10" (3.85m x 2.69m)

A kitchen to the rear of the property, with door to the garden and some dining space. Wood effect laminate flooring continued from the living room. Fitted kitchen comprising wall units and base units with white gloss cabinet doors and marble effect laminate work surfaces with matching upstands. Integrated appliances including an electric oven, four zone electric hob, extractor hood and washing machine. One and a half bowl sink with drainer. uPVC double glazed window and door to the rear. Power points. Recessed lights.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom. Power point. Hatch to the loft space. Coved ceiling.

#### **Bedroom 1** 12' 8" x 10' 6" to doorway (3.87m x 3.2m to doorway)

Main double bedroom to the front of the property with balcony and water views across Cardiff Bay. Fitted carpet. uPVC double glazed door onto the balcony and an additional uPVC double glazed window. Central heating radiator. Power points and TV point. Coved ceiling.

#### **Bedroom 2** 12' 8" x 8' 9" (3.86m x 2.67m)

A double bedroom to the rear of the property with two uPVC double glazed windows giving partial water views over Penarth Marina. Fitted roller blind to one window. Fitted carpet. Built-in cupboard. Central heating radiator. Power points and TV point. Coved ceiling.

#### **Bathroom** 9' 1" x 5' 0" (2.78m x 1.53m)

A wet room style shower room with tiled floor and partially tiled walls. Suite comprising a walk-in shower, WC and wash hand basin with storage below. Built-in cupboard. Recessed lights. Extractor fan. uPVC double glazed window with fitted roller blind.

### Outside

#### **Balcony** 7' 0" x 4' 5" (2.13m x 1.34m)

A front facing balcony with room for chairs and a small table, and with superb water views across Cardiff Bay. Metal and glass balustrade. Outside light. Accessed from the main bedroom.

#### **Front**

Off road parking laid to block paving. Space for a table and chairs to enjoy the view. Mature planting and hedging. Outside light.

#### **Rear Garden**

A pleasant, enclosed and low maintenance garden laid to paving and with a sunny south facing aspect.

### Additional Information

#### Tenure

The property is held on a freehold basis (WA893659).

#### 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

764 sq ft / 71 sq m.

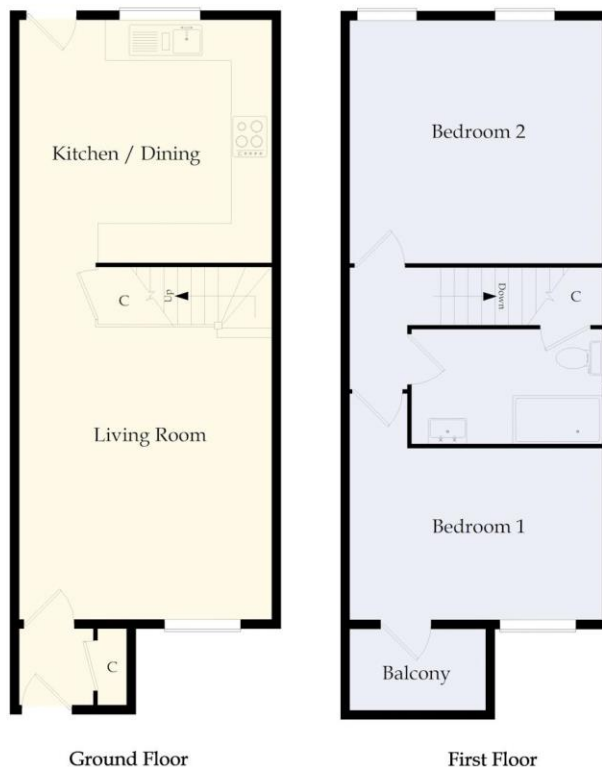
#### Notes

Since purchasing the property 2016, the current owner has installed new double glazing throughout the house including a front and inner door, fitted new flooring and carpets, has installed a new kitchen and bathroom, updated the lighting, opened the living room into the kitchen and has upgraded the boiler (2021).

#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Floor Plan



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