

34 Coronation Terrace

Penarth, Vale of Glamorgan, CF64 1HN



A modern, end-of-terrace property built in 2004 and winner of a RIBA award and a 2006 Welsh Housing Design Award. The property offers stylish accommodation for a wide range of buyers with plenty of versatility. The redeveloped ground floor comprises the entrance hall along with a double bedroom with en-suite that can be accessed separately through the car port and would be equally suitable as an Airbnb, home office or studio. The first floor houses the main reception room and kitchen with dining space while there are two bedrooms and a bathroom above. Enclosed rear courtyard garden with southerly aspect and a balcony with views over Cardiff. Ideally located close to Albert Road school, Belle Vue Park, Penarth Marina, Cardiff Bay Barrage and the town centre. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£400,000

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Accommodation

Ground Floor

Entrance Hall

Laminate flooring. Stairs to the first floor. Curved glass block wall. Door to the rear into the third bedroom. Recessed lights.

Bedroom 3 / Garden Room *11' 5" x 10' 3" maximum (3.47m x 3.12m maximum)*

A newly created and renovated room on the ground floor which significantly improves the property and gives excellent versatility. This is a double bedroom with en-suite shower room, which could easily be used as an Airbnb. Alternatively, it would be an ideal home office or treatment room and has its own entrance from the car port. Aluminium double glazed bi-fold doors into the garden. Door into the en-suite. Recessed lights. Wall lights. Power points. This room was planned by 1010 Architects and has Building Control sign off.

En-Suite *2' 9" x 8' 1" (0.85m x 2.47m)*

Suite comprising a shower cubicle, WC and wash hand basin. Extractor fan. Tiled walls.

First Floor

Landing

Fitted carpet to the stairs and landing. Feature curved glass block wall to the living space. Stairs to the second floor. Fitted wall lights.

Living Room *14' 11" x 10' 4" plus dining (4.55m x 3.15m plus dining)*

The main reception room, which forms part of the open plan first floor and is open to the kitchen. Laminate flooring throughout. Feature curved glass block wall to the landing. Recessed lights. Aluminium double glazed windows to the front with fitted Venetian blinds. Power, TV and data points.

Kitchen *14' 11" x 8' 8" plus dining (4.55m x 2.64m plus dining)*

A light, spacious kitchen with dining space that has Velux-style windows to the rear with a southerly aspect. The fitted kitchen comprises wall and base units with white gloss doors and granite work surfaces. Integrated appliances including a four zone electric hob, electric oven, extractor hood, fridge, freezer, dishwasher and washing machine. One and a half bowl stainless steel countersunk sink with drainer. Recessed lights. Part tiled walls. Space for a dining table and chairs. Cupboard with gas boiler.

Second Floor

Landing

Fitted carpet. Doors to the two bedrooms and bathroom. Fitted wall lights. Light tube.

Bedroom 1 *14' 11" x 10' 2" maximum (4.55m x 3.1m maximum)*

Double bedroom across the full width of the front of the property, with access to a balcony that gives excellent views across Cardiff. Fitted carpet. Fitted wardrobes with mirrored doors. Power and TV points. Aluminium double glazed sliding doors leading out onto the balcony. Fitted wall lights.

Bedroom 2 *5' 10" x 12' 2" (1.77m x 3.71m)*

The second bedroom, currently used as a home office and ideal for that purpose. Fitted carpet. Velux windows to the rear. Power points and data points. Fitted wall lights.

Bathroom *8' 9" x 6' 7" (2.66m x 2.01m)*

Suite comprising a modern freestanding bath, corner shower cubicle with mixer shower, WC and wash hand basin with storage below. Fitted cabinet with mirrored doors. Velux windows to the rear. Tiled walls. Recessed lights. Extractor fan.

Outside

Front

The property benefits from a covered car port that provides off road parking for one vehicle. Direct access into the ground floor bedroom. Front door into the hall.

Balcony 14' 10" x 3' 4" (4.51m x 1.02m)

There is a balcony accessed from the main bedroom on the top floor of the property, with elevated views across Cardiff. Partly covered and laid to timber decking.

Rear Garden

The property has a south facing rear courtyard style garden.

Additional Information

Tenure

The property is held on a freehold basis (CYM158860).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,448.16 for the year 2024/25.

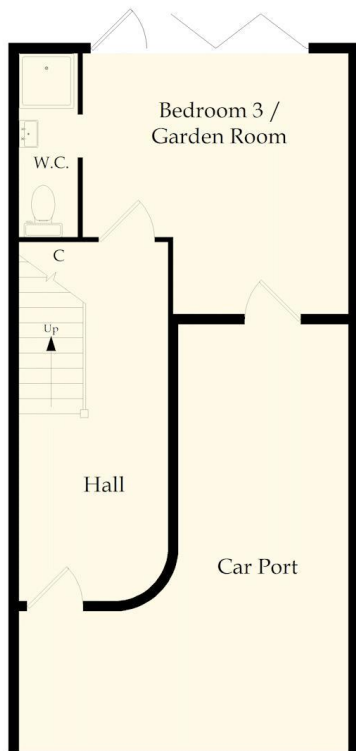
Approximate Gross Internal Area

1280 sq ft / 119 sq m.

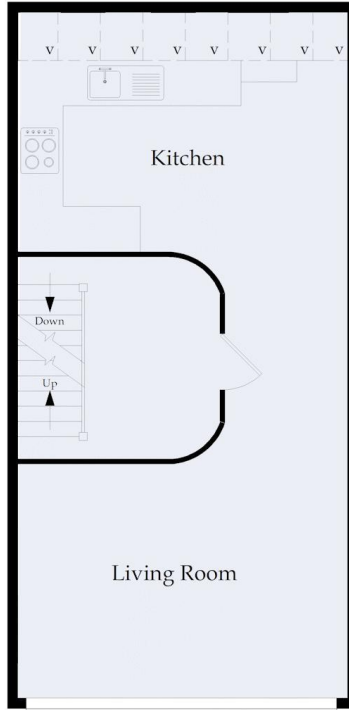
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

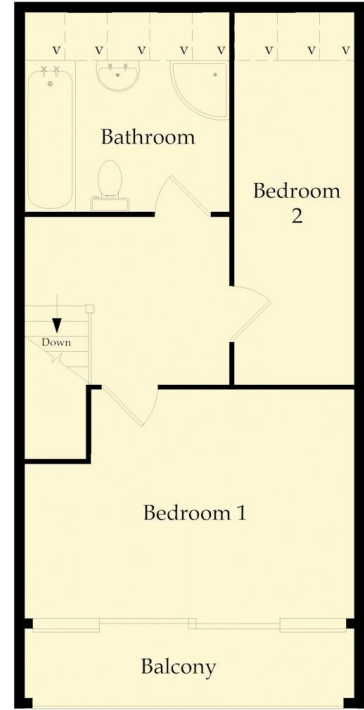
Floor Plan



Ground Floor



First Floor



Second Floor

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