

# 8 Redlands Road

Penarth, Vale Of Glamorgan, CF64 2WH



A very spacious, ground floor extended and loft converted three bedroom terraced house, located in a great area for local schools and within a mile of the town centre. The ground floor comprises the living room, kitchen / diner, utility and shower room while there are two bedrooms and bathroom on the first floor plus a third bedroom in the converted loft. The property benefits from a front a garden and an extremely large rear garden with westerly aspect. Viewing is highly recommended. EPC: TBC.

**David  
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Your local Estate Agent & Chartered Surveyor

**£415,000**

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## Accommodation

### Ground Floor

#### **Hall** 3' 2" x 5' 0" (0.97m x 1.52m)

A small hall with uPVC double glazed front door, fitted carpet, stairs to the first floor and door to the sitting room. Coved ceiling.

#### **Living Room** 14' 11" max into recess x 23' 6" total (4.55m max into recess x 7.17m total)

A spacious open plan living room which then provides access to the kitchen / diner to the rear. Fitted carpet. uPVC double glazed window to the front. Coved ceiling. Two chimney breasts, one with a gas fire with wooden surround and granite hearth. Fitted recessed cupboards and either end. Large under stair cupboard. Power points and TV point. Two central heating radiators.

#### **Utility Room** 7' 3" x 4' 11" (2.21m x 1.51m)

Tiled floor and part tiled walls. Fitted wall units and base units with granite effect laminate work surfaces. Plumbing for washing machine and dryer. Wall mounted gas combination boiler. Coved ceiling. Recessed lights. Extractor fan. Light tube. Power points. Door to the shower room.

#### **Shower Room** 7' 3" x 3' 8" (2.21m x 1.12m)

A fully tiled shower room with suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Extractor fan. Light tube. Heated towel rail.

#### **Kitchen / Diner** 13' 5" x 26' 7" maximum (4.09m x 8.1m maximum)

This is an excellent extended kitchen / diner - perfect for families and for entertaining. Oak floor throughout. Fitted kitchen comprising wall units and base units with granite effect laminate work surfaces. Range cooker with double oven, grill and warming drawer along with five gas burners. Extractor hood. Integrated dishwasher. Recess for American style fridge freezer. Single bowl stainless steel sink with drainer. Part tiled walls. Three Velux windows and two circular light tubes. uPVC double glazed windows and sliding doors to the rear into the garden. Two central heating radiators. Ample space for dining table and chairs. Power points. Recessed lighting.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Stairs to the second floor (bedroom 3). Central heating radiator. Coved ceiling. Doors to the two bedrooms and bathroom.

#### **Bedroom 1** 15' 1" x 6' 10" (4.6m x 2.08m)

Double bedroom across the full width of the front of the property. Fitted carpet. Two uPVC double glazed windows - both with fitted vertical blinds. Power points and TV point. Built-in cupboard. Coved ceiling.

#### **Bedroom 2** 8' 8" max x 10' 0" max (2.64m max x 3.05m max)

Single bedroom to the rear with uPVC double glazed window. Fitted vertical blind to window. Central heating radiator. Fitted carpet. Power points and TV point. Coved ceiling.

#### **Bathroom** 5' 10" x 8' 5" (1.79m x 2.56m)

A fully tiled bathroom with suite comprising a panelled bath with hand shower fitting, WC and wash hand basin. uPVC double glazed window to the rear with Venetian blind. Central heating radiator. Coved ceiling.

### Second Floor

#### **Bedroom 3** 9' 10" x 11' 5" (2.99m x 3.49m)

Accessed from a small landing with Velux window to the front. Fitted carpet. uPVC double glazed window to the rear overlooking the garden and giving nice views across Penarth towards Dinas Powys. Built-in wardrobe. Power points and TV point. Central heating radiator. Door to the en-suite.

### En-Suite 2' 8" x 8' 4" (0.81m x 2.54m)

A fully tiled en-suite shower room with suite comprising a shower cubicle with mixer shower, WC and wash hand basin. uPVC double glazed window to the rear. Extractor fan.

### Outside

#### Front

Front garden laid to natural stone paving. Original front wall and cast iron gate.

#### Rear Garden

A very well sized rear garden despite the space taken by the kitchen extension. Laid to natural stone patio and artificial grass. Timber shed. Outside tap and light. Rendered walls to either.

### Additional Information

#### Tenure

The property is held on a freehold basis (WA872355).

#### Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2003.04 for the year 2024/25.

#### Approximate Gross Internal Area

1173 sq ft / 109 sq m.

#### Utilities

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

### Floor Plan



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

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