

54 Windsor Road

Penarth, Vale of Glamorgan, CF64 1JJ



This is a Victorian stone-built, five bedroom terraced house located just off the town centre, requiring upgrading work throughout but with excellent potential as a family home. The property is being sold with no onward change and comprises the porch, entrance hall, two reception rooms plus kitchen / diner, utility and cloakroom on the ground floor along with three bedrooms and a bathroom on the first plus two further bedrooms above. The property benefits from a well-sized rear garden with a south facing aspect, which has potential for off road parking from the rear lane. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£475,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 4' 5" x 4' 1" (1.35m x 1.25m)

Original wooden front door, glazed panel inner door, floor tiles and deep skirting boards.

Entrance Hall

Original floor boards, cornice, deep skirting boards, arch and staircase to the first floor. Doors to the two reception rooms, WC and kitchen. Cupboard housing electric meter and consumer units.

Living Room 13' 10" into recess x 16' 9" into bay (4.21m into recess x 5.11m into bay)

The main reception room to the front of the property with large feature uPVC double glazed bay window. Modern gas fire with recessed shelving to either side of the chimney breast. Original deep skirting boards. Power points and phone point. Two central heating radiators.

Sitting Room 12' 2" x 13' 3" (3.7m x 4.03m)

Original timber floor, deep skirting boards, cornice and a period wooden fire surround with cast iron grate. Wooden glazed panel double doors into the garden. Power points. Central heating radiator. Hatch in the floor, with stairs down to the basement.

WC 2' 8" x 8' 6" (0.81m x 2.6m)

WC and a wash hand basin with storage below. Tiled floor. Heated towel rail. Under stair storage area.

Kitchen 10' 10" x 11' 3" (3.3m x 3.43m)

Steps down from the hallway into the large kitchen with dining space and utility area at the rear. Mostly tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Range cooker with single electric oven and six burning gas hob. Recess for fridge freezer. Large single bowl ceramic sink. Part tiled walls. Two central heating radiators. uPVC double glazed double doors and window to the side. Space for a dining table and chairs.

Utility Room 10' 10" x 6' 9" (3.3m x 2.07m)

Tiled floor continued from the kitchen. uPVC double glazed doors and windows to the side and rear. Fitted wall and base units with laminate work surfaces to match the kitchen. Single bowl sink. Plumbing for washing machine. Wall mounted Ideal gas combination boiler. Part tiled walls. Recessed lights. Extractor fan. Power points.

First Floor

Basement 11' 10" x 19' 7" (3.6m x 5.96m)

Basement area beneath the sitting room. Approximately 3.61m x 5.96m and with head height of 1.86m (ceiling not boarded). Central heating radiator.

Landing

Original floor boards and fitted carpet to the stairs and landing. Central heating radiator. Doors to the three first floor bedrooms and bathroom. Recessed shelving. Power point. Stairs to the second floor.

Bedroom 1 10' 10" x 14' 0" (3.29m x 4.27m)

A double bedroom with high vaulted ceiling and an en-suite bathroom at the rear of the property. Original timber floor. Gas fireplace with wooden surround. Built-in cupboard. uPVC double glazed window to the side. Power points and TV point. Open to the en-suite.

En-Suite 10' 10" x 6' 8" (3.29m x 2.04m)

Suite comprising a panelled bath with hand shower fitting, wash hand basin and a WC in a separate room. uPVC double glazed window to the rear. Heated towel rail. Recessed lights. Small hatch to rear loft space. Shaver point.

Bedroom 2 11' 11" into recess x 13' 3" (3.63m into recess x 4.04m)

Double bedroom with uPVC double glazed window to the front. Large walk-in wardrobe. Original cornice, ceiling rose and deep skirting boards. Power points and TV point. Central heating radiator.

Bedroom 3 6' 5" x 13' 3" (1.96m x 4.04m)

Single bedroom with uPVC double glazed window to the front of the house. Recessed lights. Fitted carpet. Central heating radiator. Power points.

Bathroom 12' 2" x 9' 4" (3.72m x 2.84m)

A spacious bathroom with suite comprising a shower cubicle with mixer shower, tiled panelled bath with hand shower fitting, WC and wash hand basin with storage below. Recessed lights. Extractor fan. Central heating radiator. uPVC double glazed window to the rear with wooden shutters.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Velux window to the rear. Power point. Doors to the 4th and 5th bedroom. Hatch to loft space.

Bedroom 4 17' 8" x 13' 1" (5.38m x 4m)

A double bedroom across the full width of the front of the property with two Velux windows. Fitted carpet. Two central heating radiators. Power points. TV point. Recessed lighting.

Bedroom 5 12' 3" x 13' 7" (3.74m x 4.13m)

The fourth double bedroom, and fifth bedroom in total. Velux window to the rear. Original cast iron fire grate. Ceramic wash hand basin. Central heating radiator. Power points and TV point. Recessed lighting.

Outside

Front

Block paved pathway to the front door. Front garden laid to stone chippings and with a mature tree.

Rear Garden

A large rear garden with original stone walls to both sides and gated lane access to the rear. The garden has a southerly aspect.

Additional Information

Tenure

The property is held on a freehold basis (WA533377).

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

2088 sq ft / 194 sq m.

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan



This drawing is for illustrative purposes only (not to scale)
 Copyright © 2024 ViewPlan.co.uk (Ref: VP24-WFT-1, Rev: Org)







