

# 16 Tennyson Road

Penarth, Vale of Glamorgan, CF64 2RY



A traditional 1950s semi-detached property, in need of upgrading throughout but offering superb potential as a family home, in a popular location close to schools, shops and providing convenient access into the town centre. The ground floor accommodation comprises the porch, entrance hall, two reception rooms, conservatory, kitchen and bathroom while there are three bedrooms and another bathroom on the first floor. There is off road parking to the front and a southerly rear garden. No chain. EPC: B.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**Guide Price £199,000**

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## Accommodation

### Ground Floor

#### **Porch** 9' 5" x 4' 2" (2.88m x 1.28m)

uPVC double glazed front door and windows. Wall mounted lights. uPVC double glazed inner door to the hall.

#### **Entrance Hall**

Tiled floor. Stairs to the first floor with under stair storage area. Central heating radiator. Doors to the sitting room, living room and kitchen. Large built-in cupboard.

#### **Sitting Room** 11' 6" into recess x 13' 1" into bay (3.5m into recess x 3.98m into bay)

Tiled floor. uPVC double glazed bay window to the front. Central heating radiator. Open fireplace with cast iron grate and tiled surround and hearth. Power, phone and TV points.

#### **Living Room** 11' 6" into recess x 13' 0" (3.5m into recess x 3.95m)

The second reception room, with laminate flooring and uPVC double glazed doors giving access into a conservatory. Gas fire. Central heating radiator. Power points and TV point.

#### **Conservatory** 9' 11" x 9' 6" (3.02m x 2.9m)

Tiled floor. uPVC double glazed windows and doors into the garden. Fitted Venetian blinds.

#### **Kitchen** 9' 5" x 8' 0" (2.87m x 2.45m)

Fitted kitchen comprising wall units and base units with laminate work surfaces. Tiled floor. Built-in pantry. Central heating radiator. Integrated electric oven and grill with four zone electric hob and extractor hood over. One and a half bowl sink with drainer. uPVC double glazed window to the rear.

#### **Bathroom / WC** 5' 7" x 11' 4" into recess (1.71m x 3.46m into recess)

Tiled floor and partly tiled walls. Corner bath, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Recessed lights. uPVC double glazed window to the side. Central heating radiator.

#### **Store / Utility** 5' 7" x 12' 0" into recess (1.71m x 3.66m into recess)

A useful additional room to the side of the property. Tiled floor. uPVC double glazed window to the front and a door to the rear into the garden. Central heating radiator. Power points. Recessed lighting.

### First Floor

#### **Landing**

Original timber floor boards. uPVC double glazed windows to the front and side. Central heating radiator. Built-in cupboard with gas boiler and fitted shelving. Doors to all three bedrooms and the bathroom.

#### **Bedroom 1** 11' 6" x 11' 11" (3.51m x 3.64m)

Double bedroom to the front of the property. uPVC double glazed window to the front. Original timber floor boards. Built-in wardrobe. Central heating radiator. Power points and TV point.

#### **Bedroom 2** 8' 8" plus doorway x 12' 0" (2.63m plus doorway x 3.67m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Original timber floor boards. Built-in wardrobe. Central heating radiator. Power points.

#### **Bedroom 3** 6' 0" x 11' 10" (1.82m x 3.61m)

uPVC double glazed window to the side. Original timber floor boards. Central heating radiator. Power points.

#### **Bathroom** 6' 2" x 6' 0" (1.89m x 1.83m)

Original timber floor boards. Suite comprising a panelled bath with mixer shower, WC and wash hand basin. Tiled walls. uPVC double glazed window to the rear. Central heating radiator.

## Outside

### Front

A private front garden with mature planting. Off road parking for up to two cars.

### Rear Garden

A southerly rear garden with patio and lawn.

## Additional Information

### Tenure

The property is held on a freehold basis (WA367299).

### 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

1205 sq ft / 112 sq m.

### Utilities

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

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan











