

9 Tair Gwaun

Penarth, Vale of Glamorgan, CF64 3RG



A very well-presented, modern detached house located on this very popular development, in catchment for Evenlode and Stanwell Schools and offering convenient access to Cosmeston Lakes as well as a number of other local family amenities. The property has been kept in excellent condition by the current owners since being bought from new and comprises the entrance hall, two reception rooms, kitchen / diner, utility room and cloakroom on the ground floor along with four double bedrooms and three bathrooms above. There is off road parking and garage to the side and an enclosed and attractive rear garden with summer house. Viewing of this wonderful family home is strongly advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£700,000

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

Entrance Hall

Luxury vinyl flooring. Feature Central staircase with gallery landing. Composite front door with double glazed panels to either side. Coved ceiling. Two built-in cupboards. Power points. Central heating radiator with cover.

Study 11' 7" into doorway x 6' 11" (3.53m into doorway x 2.12m)

Fitted carpet. uPVC double glazed window to the front. Power points. Coved ceiling. Central heating radiator.

Living Room 11' 7" into recess x 17' 0" (3.54m into recess x 5.18m)

A dual aspect living room with uPVC double glazed windows to the side and double doors to the rear into the garden. Fitted carpet. Fireplace with gas fire. Coved ceiling. Two central heating radiators. Power points and TV point.

Dining Room 13' 11" x 8' 11" (4.23m x 2.73m)

The second reception room, currently used as a dining room but equally suited to being a playroom. Fitted carpet. uPVC double glazed window to the front. Coved ceiling. Central heating radiator. Power points.

Cloakroom 3' 3" x 5' 1" (1m x 1.54m)

Luxury vinyl flooring continued from the hall. WC and wash hand basin. Central heating radiator. Extractor fan.

Kitchen / Diner 21' 10" max x 17' 3" max (6.65m max x 5.27m max)

A kitchen / diner ideal for families and one that provides excellent entertaining space with kitchen, sitting and dining areas. Luxury vinyl flooring throughout. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, grill, four burner gas hob with extractor hood over, dishwasher and counter level fridge and freezer. One and a half bowl stainless steel sink with drainer. uPVC double glazed windows to the rear and double doors to the side into the garden. Door into the utility room. Recessed lights. Two central heating radiators. Power points, phone and TV point.

Utility Room 7' 4" x 5' 0" (2.23m x 1.53m)

Luxury vinyl floor continued from the kitchen. Matching units with wall and base cupboards and laminate work surfaces. Plumbing for washing machine and dryer. Single bowl stainless steel sink with drainer. Door to the side. Wall mounted gas boiler. Power points. Tiled splashback.

First Floor

Landing

Fitted carpet to the stairs and landing. Attractive gallery style balustrade overlooking the entrance hall. Built-in cupboard with hot water cylinder. Central heating radiator. Hatch to the loft space. Power points. Doors to all bedrooms and the bathroom.

Bedroom 1 12' 0" x 13' 8" (3.66m x 4.17m)

A spacious master bedroom with dressing room and en-suite. Fitted carpet. Two uPVC double glazed window to the front with fitted roller blinds. Power points and TV point. Central heating radiator. Two fitted wall lights. Open to the dressing room.

Dressing Room 6' 11" into wardrobes x 10' 6" (2.11m into wardrobes x 3.2m)

Fitted carpet. Fitted wardrobes to one wall. uPVC double glazed window to the rear. Central heating radiator. Power points. Door to the en-suite.

En-Suite 5' 10" max x 7' 5" max (1.79m max x 2.25m max)

Vinyl flooring. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Central heating radiator. Extractor fan. uPVC double glazed window to the rear. Shaver point.

Bedroom 2 12' 6" x 9' 11" (3.8m x 3.02m)

A double bedroom with uPVC double glazed window to the rear overlooking the garden and an en-suite shower room. Fitted carpet. Central heating radiator. Fitted wardrobe. Power points and TV point. Door to the en-suite.

En-Suite 7' 10" x 4' 4" (2.4m x 1.31m)

Fitted carpet and part tiled walls. uPVC double glazed window to the side. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Central heating radiator. Shaver point. Extractor fan.

Bedroom 3 12' 0" x 9' 9" (3.67m x 2.96m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points.

Bedroom 4 9' 7" x 9' 10" (2.91m x 3m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Fitted wardrobes.

Bathroom 9' 10" into recess x 7' 4" (3m into recess x 2.24m)

This is a large bathroom with suite comprising a panelled bath and a shower cubicle, WC and wash hand basin. uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Extractor fan. Shaver point. Part tiled walls.

Outside

Front and Side

Lawned front garden. Iron railings. Off road parking to the side, laid to tarmac, for two cars.

Garage 8' 11" x 17' 10" (2.73m x 5.43m)

Up and over garage door to the front and a door to the side into the garden. Power points and electric light. Potential for loft style storage in the pitched roof. Fitted shelving.

Rear Garden

An enclosed rear garden laid to paving, timber decking and lawn. Mature planting throughout. Timber summer house and pergola. Door into the garage. Gated access to the front on both sides - one being through a door onto the driveway. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (CYM197937).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,338.40 for the year 2024/25.

Approximate Gross Internal Area

1668 sq ft / 155 sq m.

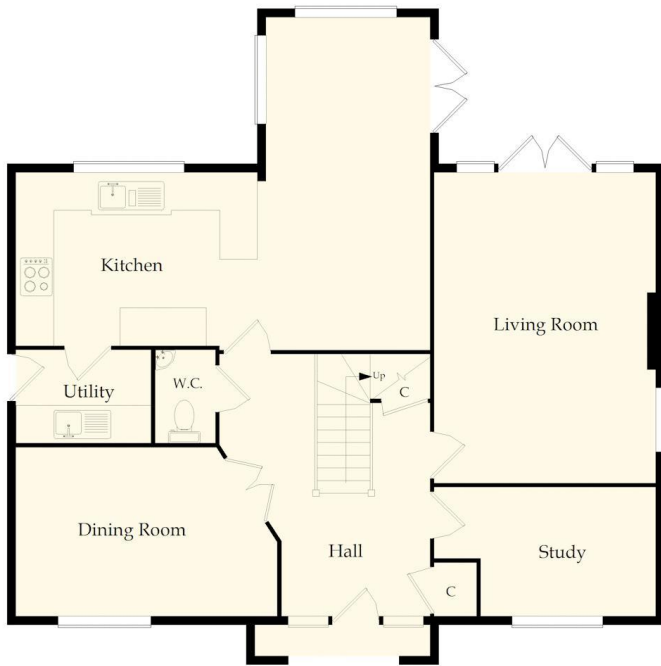
Utilities

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

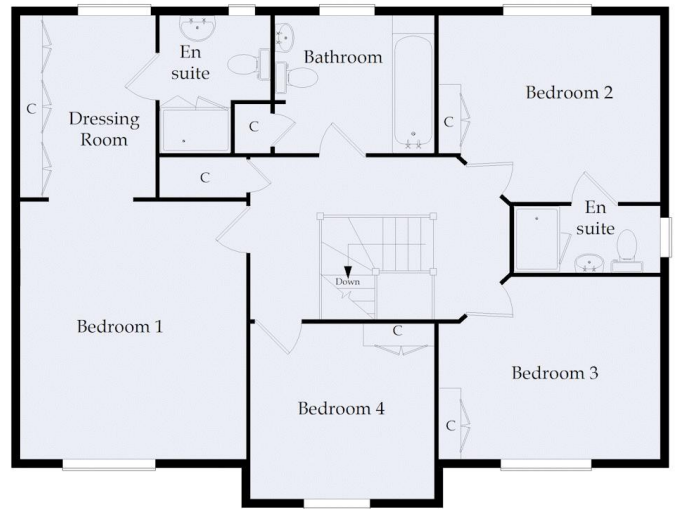
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

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