

79 Tennyson Road

Penarth, Vale of Glamorgan, CF64 2SA



A 1950s / 1960s three bedroom semi-detached house, upgraded by the current owners and with plenty of further potential for extending. The property has off-road parking to the front for two cars and a very well-proportioned rear garden laid to lawn and patio, with garage. The ground floor comprises the entrance hall, two reception rooms, kitchen, store / utility space and a cloakroom while there are three bedrooms and a bathroom above. This property is ideal for young families and viewing is highly recommended. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£335,000

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Accommodation

Ground Floor

Entrance Hall

uPVC double glazed front door. Attractive engineered oak herringbone flooring. uPVC double glazed window to the rear. Central heating radiator. Built-in storage and under stair cupboard. Doors to both reception rooms and the kitchen.

Dining Room *10' 0" into recess x 10' 10" (3.05m into recess x 3.31m)*

Engineered oak herringbone flooring continued from the hallway. uPVC double glazed window to the front. Central heating radiator. Tiled fireplace with wood burning stove and granite hearth. Power points. Currently a dining room but equally suitable as a TV snug, play room or office.

Sitting Room *15' 0" into recess x 12' 10" into bay (4.58m into recess x 3.91m into bay)*

The more spacious of the two front facing reception room, this time with uPVC double glazed bay style window. Engineered Oak herringbone floor. Central heating radiator. Power points and TV point.

Kitchen *11' 7" x 7' 2" (3.53m x 2.18m)*

Vinyl flooring. Fitted kitchen comprising wall units and base units with wooden work surfaces and tiled splashbacks. Integrated electric oven, four zone electric hob and extractor hood. Recess for counter level fridge. Single bowl composite sink with drainer. uPVC double glazed window to the rear and a door into the store / utility room. Recessed lights. Power points.

Store Room / Utility *6' 2" max x 12' 1" (1.89m max x 3.69m)*

Tiled floor. Plumbing for washing machine. Open storage area with fitted shelving. Door to the WC and a uPVC double glazed window and door into the garden. Electric light. Power points.

WC

Tiled floor. Original window to the side. WC.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Hatch to the loft space. Power point. Doors to three bedrooms and the bathroom.

Bedroom 1 *11' 11" into recess x 10' 11" (3.62m into recess x 3.34m)*

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

Bedroom 2 *13' 3" into recess x 10' 11" (4.04m into recess x 3.34m)*

The second front facing double bedroom. Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Power points.

Bedroom 3 *9' 7" max x 7' 3" max (2.91m max x 2.21m max)*

Fitted carpet. uPVC double glazed window to side. Wall mounted gas combination boiler. Power points.

Bathroom *6' 7" x 7' 2" (2m x 2.18m)*

Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Heated towel rail. Vinyl floor and part tiled walls. uPVC double glazed window to the rear. Recessed lights. Extractor fan.

Outside

Front

Off road parking laid to paving, for two cars side by side. Mature hedge.

Garage 8' 0" x 13' 9" (2.44m x 4.2m)

Double doors to the front. Window to the side. Fitted shelving. The garage has potential for electric light and power points.

Rear Garden

A large rear garden with northerly aspect. This garden has lawn and patio along with an area to the rear laid to back, with storage shed. There is also access to the garage, an outside tap, store and power points. Greenhouse.

Additional Information

Tenure

The property is held on a freehold basis (WA231761).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

Approximate Gross Internal Area

TBC

Utilities

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

Notes

The property has been modernised and upgraded by the current owners, with works consisting of a full re-wire in 2022, including potential for EV charging point in place, replastering, an updated kitchen, new bathroom, enlarged spare bedroom, new floor to the hall and reception rooms along with new carpets on the first floor, new fencing in the garden and opened up driveway, and finally the property has been completely repainted externally.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan















