

29 Station Road

Penarth, Vale of Glamorgan, CF64 3EP



A centrally located Victorian terraced house located just a very short walk away from Penarth town centre and train station. Ideal for younger buyers, older buyers and everyone in between, the property comprises an entrance hall, open plan living room, a dining room and kitchen along with the two bedrooms and bathroom above. Front garden to set the property back from the pavement as well as an enclosed courtyard garden. Sold with no onward chain. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£339,950

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Accommodation

Ground Floor

Porch

Fitted carpet. uPVC double glazed front door. Built-in cupboard with gas and electricity meters. Wooden glazed panel door into the living hall.

Hall

Fitted carpet continued from the porch. Central heating radiator. Stairs to the first floor. Open to the living room.

Living Room *13' 5" max x 25' 1" into recess (4.08m max x 7.65m into recess)*

A light and spacious living room, originally two rooms, now with uPVC double glazed bay window to the front and a door to the rear into the garden. Fitted carpet continued from the hallway and porch. Door and step down to the dining room. Feature fireplace (open) in what would have been the front room of the two, along with a fitted cupboard in the chimney breast of the rear room. Two central heating radiators. Power points and TV point. Coved ceiling.

Dining Room *8' 3" into bay x 11' 9" (2.52m into bay x 3.58m)*

A dining room that joins the living room and kitchen - which could be made into a kitchen / diner if opened into the kitchen at the rear of the house. Laminate floor. uPVC double glazed window to the side. Two built-in cupboards. Central heating radiator. Power points.

Kitchen *9' 5" x 6' 11" (2.88m x 2.1m)*

Tiled floor. uPVC double glazed windows to the rear and side and a door to the side into the garden. Fitted kitchen comprising wall units and base units with contrasting laminate work surfaces. Recess for cooker (currently with a cooker that has an electric oven, grill and four zone electric hob). Extractor hood over the cooker. Plumbing for washing machine and dishwasher. One and a half bowl stainless steel sink with drainer. Part tiled walls. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Door to the rear into the bathroom and doors at the front into each of the bedrooms. Hatch to the loft space. Fitted cupboard.

Bedroom 1 *15' 3" x 11' 0" (4.66m x 3.36m)*

Double bedroom across the full width of the front of the property. Two uPVC double glazed windows. Central heating radiator. Fitted carpet. Power points. Coved ceiling.

Bedroom 2 *10' 5" into recess x 13' 2" to window (3.18m into recess x 4.01m to window)*

The second double bedroom, this time with uPVC double glazed window to the rear. Built-in cupboard in one of the chimney breast recesses. Fitted carpet. Power points. Central heating radiator.

Bathroom *10' 8" into recess x 9' 5" max (3.25m into recess x 2.88m max)*

Fitted carpet. Suite comprising a corner bath with mixer shower, WC and wash hand basin. uPVC double glazed window to the side. Part tiled walls. Central heating radiator. Built-in cupboard. Hatch to the rear loft space. Two fitted wall lights.

Outside

Front

Area laid to stone chippings with two mature trees. Paved pathway from the front gate to the front door.

Rear Garden

A rear courtyard style garden with original stone wall to the rear and laid to paving.

Additional Information

Tenure

The property is held on a freehold basis (WA240082).

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

968 sq ft / 90 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











