

# 9 Roxburgh Garden Court

Plymouth Road, Penarth, Vale of Glamorgan, CF64 3DX



A fully renovated, modern three storey townhouse in a very convenient central Penarth location, close to the town centre and within easy reach of schools, train station, parks and Esplanade. Transformed by the current owner and offering very stylish accommodation over three floors with front and rear gardens as well as a balcony. The accommodation comprises an open plan living / dining / kitchen space and cloakroom on the ground floor, living room and bathroom on the first and three bedrooms plus a second bathroom on the second floor. The first floor balcony is accessed from the living room while the rear patio opens out onto the communal gardens. Finally, the property benefits from a garage in a nearby block and there is unallocated, gated parking on site. Viewing advised. EPC: C.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £485,000

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## **Accommodation**

### **Ground Floor**

#### **Porch 6' 4" x 2' 8" (1.94m x 0.81m)**

uPVC double glazed sliding front door. Tiled floor. Built-in cupboard with gas combination boiler. Original wooden door into the hall.

#### **Hall**

Wood effect laminate flooring. Central heating radiator. Power points. Doors into the WC and sitting / dining room.

#### **WC 3' 2" x 6' 11" (0.97m x 2.12m)**

Tiled floor. WC and wash hand basin with storage below and a tiled splash back. Plumbing for washing machine. High level window to the front. Power points.

#### **Living / Dining Room 15' 6" x 15' 4" (4.73m x 4.68m)**

An open plan space, with the kitchen, that forms an excellent ground floor living area that have lovely views over and access into the terrace and communal garden. Wood effect laminate flooring throughout. Floor to ceiling uPVC double glazed sliding door and windows to the rear. Central heating radiator. Power points. Stairs to the first floor with under stair cupboard. Open to the kitchen.

#### **Kitchen 7' 6" x 12' 6" (2.28m x 3.82m)**

A reconfigured and enlarged kitchen with uPVC double glazed window to the front. Fitted kitchen comprising base units and full height cupboards with stone effect laminate work surfaces. Integrated appliances including an electric oven, microwave and warming drawer, four zone gas hob with extractor hood, fridge freezer and dishwasher. One and a half bowl stainless steel sink with drainer. Power points. The kitchen also features a breakfast bar with storage below and attractive wooden surface.

### **First Floor**

#### **Landing 3' 0" x 4' 4" (0.91m x 1.33m)**

Fitted carpet to the stairs and landing. Doors into the living room and bathroom.

#### **Bathroom 5' 7" x 5' 8" (1.71m x 1.73m)**

Tiled floor and part tiled walls. Suite comprising a tiled panelled bath with mixer shower and glass screen, WC and wash hand basin. Recessed lights. Extractor fan. Heated towel rail.

#### **Sitting Room 11' 9" minimum x 26' 9" into bay (3.58m minimum x 8.15m into bay)**

A very spacious room with dual aspect having a uPVC double glazed bay window to the front and floor to ceiling, full width uPVC double glazed sliding doors and windows to the rear that overlook the communal garden and give access to the balcony. Fitted carpet. Two central heating radiators. Painted timber ceiling. Power points and TV point.

### **Second Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Built-in cupboard with fitted shelving and central heating radiator. Doors to all three bedrooms and the bathroom. Hatch to the loft space. Power points.

#### **Bedroom 1 8' 5" x 13' 0" plus wardrobes (2.56m x 3.97m plus wardrobes)**

A light and airy main bedroom with uPVC double glazed window overlooking the attractive communal gardens and with a southerly aspect. Fitted carpet. Fitted wardrobes with mirrored sliding doors. Central heating radiator. Power points.

**Bedroom 2** 8' 4" x 10' 4" *plus wardrobes (2.55m x 3.14m plus wardrobes)*

Another well-proportioned double bedroom, this time with a uPVC double glazed window to the front that offers some very pleasant woodland views towards the Dolly Steps that lead to Alexandra Park and the Esplanade. Fitted carpet. Fitted wardrobes with mirrored sliding doors. Central heating radiator. Power points.

**Bedroom 3** 6' 11" x 10' 1" *(2.1m x 3.07m)*

A large single bedroom with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points.

**Bathroom** 6' 11" x 6' 8" *(2.11m x 2.04m)*

Vinyl tiled floor and part tiled walls. Suite comprising a shower cubicle with electric shower, WC and wash hand basin with storage below. Heated towel rail. High level uPVC double glazed window. Recessed lights. Extractor fan. Shaver point.

**Outside**

**Balcony**

A well-sized first floor balcony overlooking the communal garden and with a southerly aspect. Laid to timber decking and with a glass balustrade. Space for chairs.

**Front Garden**

This is a welcoming front garden, that provides a well-landscaped and tranquil entrance to the property. Laid to block paving, slate chippings and composite decking and with a wide array of mature plants and shrubs. Original brick walls and iron gate.

**Rear Deck**

A decked ground floor terrace, opening onto the garden and with a pleasant southerly aspect. Space for a table and chairs as well as plenty of pots for planting. Privacy screening and hedging. Outside light.

**Garage**

The property benefits from a single garage located in a nearby block, within the development.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA493196).

**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.

**Service Charge**

We have been informed by the seller that the service charge is currently £780 per annum, paid in £65 monthly installments.

**Approximate Gross Internal Area**

1173 sq ft / 109 sq m.

**Utilities**

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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