

17 Lavernock Road

Penarth, Vale of Glamorgan, CF64 3NW



A Victorian two bedroom terraced house with large garden, located in a convenient spot for local schools and access to the town centre. Sold with no onward chain, the property is in need of some upgrading now but offers excellent potential for first time buyers and downsizers alike. Comprises a hall, open plan living and dining room and a kitchen on the ground floor along with two double bedrooms and a bathroom above. There is a garden to the front, and a long rear garden with a westerly aspect. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£275,000

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Accommodation

Ground Floor

Hall 3' 3" x 9' 10" (1m x 3m)

Wooden front door. Tiled floor. Central heating radiator. Coved ceiling.

Living Room 11' 4" into recess x 9' 6" (3.45m into recess x 2.9m)

Laminate flooring. uPVC double glazed window to the front. Power points and TV point. Central heating radiator. Open to the dining room.

Dining Room 15' 1" x 9' 10" (4.6m x 3m)

Laminate flooring continued from the living room. Open to the kitchen. Central heating radiator. Under stairs store area. Power points. uPVC double glazed window to the rear.

Kitchen 7' 0" x 7' 0" (2.14m x 2.14m)

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated electric oven, four burner gas hob and extractor hob over. Recess for counter level fridge. Single bowl stainless steel sink with drainer. uPVC double glazed window and door into the garden. Power points.

First Floor

Landing 4' 8" x 3' 1" (1.42m x 0.95m)

Fitted carpet to the stairs and landing. Doors to both bedrooms and bathroom. Window to the rear.

Bedroom 1 11' 11" into recess x 10' 3" (3.63m into recess x 3.13m)

Double bedroom with two uPVC double glazed windows to the rear overlooking the garden. Fitted carpet. Power points and TV point. Central heating radiator.

Bedroom 2 10' 0" x 9' 5" (3.05m x 2.87m)

Single bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points and TV point.

Bathroom 4' 7" x 5' 11" (1.4m x 1.81m)

Vinyl floor. Suite comprising a panelled bath with electric shower and folding glass screen, WC and wash hand basin. Heated towel rail. uPVC double glazed window to the front. Tiled walls.

Outside

Front

Paved pathway to the front door. Lawn and mature planting.

Rear Garden

An enclosed, mature and private rear garden also to paving and artificial grass. Trees, plants and shrubs to both sides. There are two outbuildings - one providing storage and the other with power, light and plumbing for a washing machine.

Additional Information

Tenure

The property is held on a freehold basis (WA288017).

Council Tax Band

The Council Tax band for this property is £2,003.04 for the year 2024/25.

Approximate Gross Internal Area

635 sq ft / 59 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		91 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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