

# Apple Trees, 22 Meliden Road

Penarth, Vale of Glamorgan, CF64 3UH



A characterful, semi-detached period property, on the market for the first time for 50 years and offering excellent family accommodation in a very popular location close to shops, schools, parks and the town centre. Double storey extended, which provides a garage and a fourth bedroom, the property has been well-looked after but retains excellent potential and has Planning Permission for further extension and upgrading. Three reception rooms, kitchen and cloakroom on the ground floor along with the four bedrooms and bathroom above. Benefits from off road parking to the front and an enclosed, sunny south westerly garden. No chain. EPC: D.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## Offers Over £550,000

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## **Accommodation**

### **Ground Floor**

#### **Hall**

uPVC double glazed front door and window to the front. Fitted carpet, with original wood block flooring thought to be underneath. Stairs to the first floor. Original plate racks and coved ceiling. Under stair cupboard and a pantry with fitted shelving. Power point. Central heating radiator.

#### **Sitting Room** *12' 1" into recess x 15' 0" into bay (3.69m into recess x 4.58m into bay)*

The main reception room with uPVC double glazed bay window to the front. Laminate flooring, with the original wood block floor thought to be underneath. Fireplace with wooden surround, marble hearth and a fitted gas fire. Original picture rails and coved ceiling. Power points. Central heating radiator.

#### **Living / Dining Room** *11' 4" into recess x 12' 5" (3.45m into recess x 3.79m)*

The second sitting room, with original wood block flooring, plate racks, coving and tiled fireplace. Wooden glazed panel double doors into the garden room. Power points.

#### **Kitchen** *6' 6" x 12' 0" (1.98m x 3.65m)*

Vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Single bowl stainless steel sink with drainer. Recess for cooker and counter level fridge. uPVC double glazed window to the side and a door to the rear into the garden room.

#### **Garden Room** *15' 1" x 5' 7" (4.6m x 1.69m)*

Vinyl flooring. uPVC double glazed windows and door into the garden. Plumbing for a washing machine. Power points. Door into the WC.

#### **WC** *2' 7" x 4' 2" (0.8m x 1.26m)*

Vinyl floor. WC. uPVC double glazed window.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Original picture rails and doors to the original three bedrooms and bathroom. Door to the bathroom.

#### **Bedroom 1** *11' 7" into recess x 14' 7" into bay (3.52m into recess x 4.44m into bay)*

Double bedroom to the front of the property with uPVC double glazed bay window. Original glazed tile fireplace. Fitted carpet. Central heating radiator. Power points.

#### **Bedroom 2** *11' 5" into recess x 12' 5" (3.47m into recess x 3.78m)*

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Original glazed tile fireplace and picture rails. Fitted carpet. Central heating radiator. Fitted double wardrobe. Power points.

#### **Bedroom 3** *7' 9" x 12' 3" (2.35m x 3.73m)*

A well-proportioned bedroom to the side, in the extension and with uPVC double glazed windows to the front and rear. Fitted carpet. Picture rails and coved ceiling. Power points. Central heating radiator.

#### **Bedroom 4** *6' 5" x 7' 2" (1.96m x 2.18m)*

Single bedroom with uPVC double glazed window to the front. Fitted carpet. Original picture rail. Central heating radiator. Power points. Hatch to the insulated loft space.

#### **Bathroom** *6' 5" x 8' 10" (1.96m x 2.7m)*

Bathroom with white suite comprising a panelled bath with electric shower and glass screen, WC and wash hand basin. Central heating radiator and wall heater. uPVC double glazed window to the rear. Part tiled walls. Built-in cupboard with gas combination boiler.

## **Outside**

### **Front**

Lawned front garden with original brick walls. Off road parking to the side for two cars, leading to the garage. Mature planting.

### **Garage 8' 3" x 28' 4" (2.51m x 8.63m)**

An extended garage with large wooden window to the side, a door to the rear and electric light.

### **Rear Garden**

An enclosed, private and south facing rear garden with lawn, mature plants and trees, including apple, and an area of patio.

## **Additional Information**

### **Tenure**

The property is held on a freehold basis.

### **Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £2,893.28 for the year 2024/25.

### **Utilities**

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

### **Approximate Gross Internal Area**

1076 sq ft / 100 sq m.

### **Planning Permission**

The property has Planning Permission (2023/00705/FUL), granted in 2023 for a single storey rear and side extension along with a new pitched roof in place of the flat roof on the current two storey side extension. Approval has also been granted for a loft conversion, including hip to gable and a dormer window, with a Juliet balcony to the rear, as well as a widened driveway and crossover, to provide extra parking spaces.

### **Notes from the owner**

We've lived in our lovely home for 50 years and have had so many happy family times here. We love Penarth. We moved to Meliden Road all those years ago with our young family because it was ideally situated for the best schools, local shops, the railway station and the park and because it's just a short stroll to the town centre and the seafront. The road is quiet and welcoming but so central to all the action. The house is solidly built, warm and insulated, and virtually sound-proof to the neighbours. Even piano practice didn't filter through! We also love our secluded sunny garden at the back and the fruit trees we planted when we moved here - our little orchard. As our children grew, we also had parking space for the cars our family acquired, with the double garage. Fast forward to 2024 and as you can imagine it's taken a while to decide it's time to let this house go. Our lives have matured and our children have long moved away. The time is right to say Goodbye to the house now. We're ready for the next chapter in our lives. We've come full circle in 50 years, buying this house from David Baker Snr and selling through Richard Baker, his son. We hope the next owners will make lasting happy memories here, as we have, and maybe breathe new life into the house with the help of the Planning Permission we've secured. We wish them well.

Energy Performance Certificate

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

Floor Plan



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