

1 Dol Gwartheg

Penarth, Vale of Glamorgan, CF64 3JW



A modern detached house in a very popular development, ideal for younger and older buyers and offering spacious and versatile accommodation with four bedrooms, parking for two cars side by side, garage and a westerly garden. The property has been maintained in wonderful condition by the current owners, with the ground floor comprising the hall, living room, dining room, kitchen and cloakroom. The first floor has the four bedrooms and two bathrooms including the en-suite to the master bedroom. The rear garden has areas of artificial grass, paving and stone chippings. Viewing advised. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£530,000

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Accommodation

Ground Floor

Hall

Engineered oak flooring. Doors to the living room, dining room, kitchen and WC. Central heating radiator. Under stair cupboard. Stairs to the first floor. Composite front door with double glazed panels. Coved ceiling. Recessed lights.

Living Room 21' 0" x 10' 4" (6.4m x 3.16m)

A dual aspect, spacious living room with uPVC double glazed window to the front and patio doors to the rear into the garden. Engineered oak flooring continued from the hall. Feature fireplace with stone surround and electric fire. Coved ceiling. Recessed lights. Central heating radiator. Power points and TV point.

Dining Room 9' 8" x 12' 8" (2.94m x 3.87m)

The second reception room, currently used as a formal dining room but equally suited to being a playroom, home office or sitting room. Fitted carpet. uPVC double glazed window to the front. Coved ceiling. Power points. Central heating radiator.

Cloakroom 3' 5" x 4' 11" (1.04m x 1.51m)

Karndean floor. WC and wash hand basin. uPVC double glazed window to the rear with a bottom-up blind. Central heating radiator. Recessed lights.

Kitchen / Diner 12' 5" x 14' 9" (3.78m x 4.5m)

A well-proportioned kitchen with dining space with access out to and views over the garden. Karndean floor. Fitted kitchen comprising wall units and base units with white gloss shaker style doors and granite effect work surfaces. Integrated appliances including an electric oven, grill, four burner gas hob and dishwasher (all Neff), extractor hood, washing machine and an AEG fridge and freezer. One and a half bowl composite sink with drainer. uPVC double glazed window to the rear and a composite door to the side onto the patio. Recessed lights. Central heating radiator. Space for a dining table and chairs.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Power points. Coved ceiling. Built-in cupboard with gas combination boiler. Doors to the bedrooms and family bathroom.

Bedroom 1 10' 7" x 11' 3" (3.23m x 3.43m)

Double bedroom with en-suite shower room and extensive fitted bedroom storage including wardrobes, bedside tables and a drawer unit. Fitted carpet. uPVC double glazed window to the front with vertical blinds. Central heating radiator. Power points and TV point. Coved ceiling. Door to the en-suite.

En-Suite 5' 7" x 6' 7" (1.7m x 2m)

Karndean floor. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. Heated towel rail. uPVC double glazed window to the front with obscured glass, roller blind and bottom-up blind. Extractor fan. Fitted cabinet with mirrored doors.

Bedroom 2 9' 9" x 11' 7" (2.98m x 3.54m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted vertical blinds and roller blind. Fitted carpet. Central heating radiator. Power points. TV point. Coved ceiling.

Bedroom 3 9' 10" x 9' 2" (3m x 2.79m)

Bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Coved ceiling. Fitted vertical blinds and roller blind to the window.

Bedroom 4 6' 8" x 9' 6" (2.03m x 2.9m)

A single bedroom, currently used as a home working space with fitted office furniture. Laminate floor. uPVC double glazed window to the rear with fitted vertical blinds. Built-in cupboard. Central heating radiator. Power points.

Bathroom 7' 6" x 5' 5" (2.29m x 1.66m)

Karndean floor. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Heated towel rail. uPVC double glazed window to the rear with opaque glass and bottom-up blind. Extractor fan.

Outside

Front

Front area laid to stone chippings, with off road parking for two cars, side by side, leading to the garage.

Rear Garden

An attractively landscaped and well stocked rear garden with a westerly aspect. The areas of paving, artificial grass, slate chippings and stone chippings provide real points of interest and provide different levels of privacy and space for dining and sitting. There is plenty of space for pots as well as a raised bed full of plants and shrubs, a timber shed, greenhouse, outside tap and lights. Door into side of the garage and gated side access to the front.

Garage 8' 8" x 17' 0" (2.63m x 5.19m)

A single garage to the side of the property, with an up and over garage door, door to the side into the garden, loft style storage, electric light and power points.

Additional Information

Tenure

The property is held on a freehold basis (CYM255905).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,338.40 for the year 2024/25.

Approximate Gross Internal Area

957 sq ft / 89 sq ft.

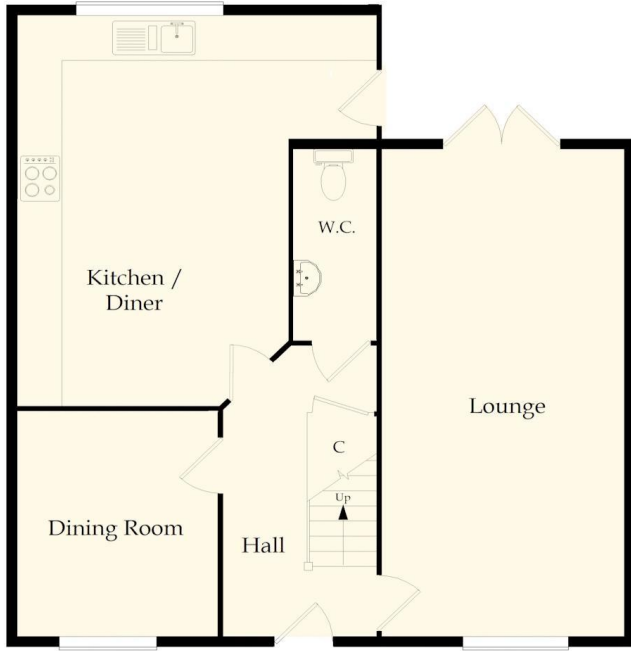
Utilities

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

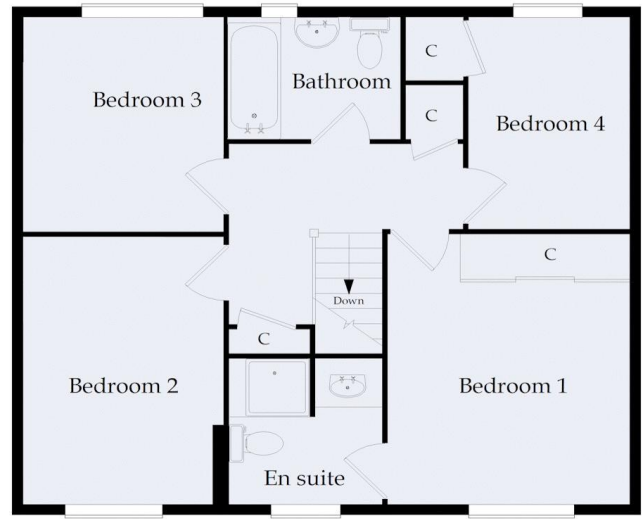
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor









