

# 19 Woodland Drive

Penarth, Vale of Glamorgan, CF64 2EW



A modern, extended end-terrace property located in this very popular development just a short walk from the town centre - ideal for a wide range of buyers. In excellent condition throughout and greatly improved by the current owners, the property comprises a small hall, cloakroom, living room, kitchen and conservatory on the ground floor along with three bedrooms and a bathroom above. There is a garden and off road parking to the front as well as an enclosed garden to the rear. Viewing is strongly recommended. EPC: C.

**David  
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Your local Estate Agent & Chartered Surveyor

**£370,000**

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## Accommodation

### Ground Floor

#### **Hall** 3' 5" x 5' 6" (1.05m x 1.68m)

Vinyl tiled floor. Composite front door and an inner door to the living room. Door to the cloakroom. Central heating radiator. Power point.

#### **Cloakroom** 3' 1" x 5' 6" (0.95m x 1.68m)

Vinyl tiled floor continued from the hall. Suite comprising a WC and wash hand basin with storage below. uPVC double glazed window to the front. Coved ceiling.

#### **Living Room** 15' 5" x 14' 8" (4.71m x 4.46m)

A spacious living room with uPVC double glazed window to the front and a door to the rear into the kitchen. Coved ceiling. Fitted carpet. Feature fireplace with wooden surround, marble hearth and a fitted gas fire. Stairs to the first floor with under stair cupboard. Power points and TV point.

#### **Kitchen** 15' 4" x 8' 9" (4.68m x 2.67m)

Vinyl tiled floor to match the hallway and cloakroom. Fitted kitchen comprising wall units and base units with dark grey shaker style doors and marble effect laminate work surfaces. Integrated appliances including an electric oven, combination microwave, four zone induction hob and extractor hood. One and a half bowl composite sink with drainer. Plumbing for washing machine. Space for fridge freezer. Coved ceiling. Ample space for a table and chairs. The kitchen has been opened into the conservatory to the rear of the property.

#### **Conservatory** 11' 7" x 11' 7" (3.52m x 3.54m)

Ceramic tiled floor with under floor heating. High level uPVC double glazed windows to two sides along with windows and doors to the rear onto the garden. uPVC double glazed roof. Power points and TV point.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Coved ceiling. Power point. Hatch to the loft space. Doors to the three bedrooms and bathroom.

#### **Bedroom 1** 8' 10" x 13' 10" (2.68m x 4.22m)

Double bedroom with uPVC double glazed window to the front, and extensive fitted bedroom storage comprising wardrobes, overhead cupboards and bedside tables. Fitted carpet. Coved ceiling. Power points. Central heating radiator.

#### **Bedroom 2** 8' 9" x 9' 10" (2.67m x 2.99m)

Double bedroom with uPVC double glazed window overlooking the garden. Fitted carpet. Coved ceiling. Power points. Central heating radiator.

#### **Bedroom 3** 6' 5" x 9' 10" to doorway (1.95m x 3m to doorway)

The single bedroom, with built-in cupboard and uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

#### **Bathroom** 6' 3" x 6' 2" (1.9m x 1.88m)

An upgrading shower room with suite comprising a corner shower cubicle with mixer shower, WC and wash hand basin with storage below. Vinyl floor and tiled walls. Extractor fan. uPVC double glazed window to the rear. Heated towel rail.

### Outside

#### **Front**

Off road parking to the front, for one to two vehicles, laid to block paving. Area of lawn and a mature tree.

### Rear Garden

An enclosed, low maintenance rear garden laid to paved patio and stone chippings. Mature planting to two sides. Timber shed. Outside tap. Gated access to the front.

### Additional Information

#### Tenure

The property is held on a freehold basis (WA795635).

#### 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

936 sq ft / 87 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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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