

# 50 Queens Road

Penarth, Vale of Glamorgan, CF64 1DL



A well-improved Victorian terraced property with excellent views across Cardiff, particularly from the ground floor and first floor sitting rooms. The living accommodation comprises an entrance hall, living room, kitchen and cloakroom while there is a sitting room and main bedroom with en-suite on the first floor and two further double bedrooms and a bathroom on the lower ground floor. The garden is tiered over three levels and features a timber decked area, paving and artificial grass. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£350,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Entrance Hall**

Luxury vinyl floor. Power points. Stairs to the first floor. Doors to the cloakroom and kitchen. Open to the living room. Wooden front door with glazed panel and window above. Recessed light.

#### **Cloakroom** 2' 11" x 4' 3" (0.9m x 1.3m)

Vinyl floor. Suite comprising a WC and wash hand basin with storage below. Central heating radiator. Recessed light. Fitted shelving.

#### **Living Room** 16' 2" into recess x 11' 8" (4.93m into recess x 3.56m)

The ground floor living space, open to the kitchen and with two uPVC double glazed windows that provide excellent views across Cardiff. Fitted carpet. Central heating radiator. Recessed lights. Two wall lights. Recess for electric stove style fire with a wooden mantelpiece above. Power points and TV point. Stairs to the first floor.

#### **Kitchen** 9' 0" x 10' 8" (2.74m x 3.26m)

Tiled floor. Fitted kitchen comprising wall units, base units and a tall cupboard, with white gloss doors and black granite effect laminate work surfaces. Integrated appliances including an electric oven, grill, four zone induction hob, extractor hood, fridge freezer, dishwasher and washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window to the front. Power points. Central heating radiator. Recessed lights.

### Lower Ground Floor

#### **Hall**

Wood effect vinyl flooring. Wall mounted gas combination boiler. Useful space for a study or additional storage under the stairs. Doors to two bedrooms and the bathroom.

#### **Bedroom 2** 9' 7" x 10' 8" (2.92m x 3.25m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power, TV and data point. Two wall lights.

#### **Bedroom 3** 9' 10" into recess x 10' 7" (2.99m into recess x 3.22m)

The third double bedroom, this time with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power, TV and data points. Two wall lights.

#### **Bathroom** 6' 1" x 7' 3" (1.85m x 2.2m)

Vinyl tiled floor. Recessed lights. Suite comprising a short panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Extractor fan. Central heating radiator.

### First Floor

#### **Sitting Room** 16' 6" into recess x 12' 6" maximum (5.03m into recess x 3.8m maximum)

A wonderful sitting room with two uPVC double glazed windows provide superb water views across Cardiff Bay and the Bristol Channel. Fitted carpet. Two fitted wall lights. Recessed lights. Central heating radiator. Power points and TV point. Door to the main bedroom. Hatch to the loft space.

#### **Bedroom 1** 10' 1" into recess x 9' 11" max (3.07m into recess x 3.02m max)

Double bedroom to the front of the property. uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Two wall lights. Two built-in wardrobes. Door to the en-suite.

#### **En-Suite** 5' 11" x 9' 6" (1.81m x 2.89m)

Vinyl tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. uPVC double glazed window to the front with roller blind. Fitted mirror with lights. Recessed lights. Extractor fan.

## Outside

### Front

Gate and pathway to the front door. Small paved patio at ground level and then steps down to the lower ground floor.

### Rear Garden

A split level rear garden with northerly aspect, comprising a decked terrace accessed from the lower ground floor, along with three further levels laid to paved patio, stone chippings and artificial grass. Gated rear lane access. Storage area built-in under the decking. Outside tap.

## Additional Information

### Tenure

The property is held on a freehold basis (WA86263).

### Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,0033.04 for the year 2024/25.

### Approximate Gross Internal Area

1033 sq ft / 96 sq m.

### Utilities

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

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



















