

# 13 Redlands Road

Penarth, Vale of Glamorgan, CF64 2WD



A charming, period end-terrace house with three bedrooms and located in a popular location within easy reach of local schools (both primary and secondary) as well as the town centre and with potential for off road parking at the rear. Partly renovated by the current owners and with lots of further potential, the property comprises the hall, two reception rooms, kitchen and bathroom on the ground floor as well as the three bedrooms and informal loft room above. The property has a front garden setting it back from the road, and a rear garden with lane access and the potential for off road parking. No onward chain. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£315,000**

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## **Accommodation**

### **Ground Floor**

#### **Hall**

Laminate flooring. Wooden front door with window above. Original cornice and doors to the sitting room and dining room. Stairs to the first floor.

#### **Living Room** *11' 5" into recess x 11' 4" (3.49m into recess x 3.46m)*

Laminate flooring. uPVC double glazed window to the front. Feature fireplace with wooden and tiled surround and a gas fire. Original picture rails and cornice. Power points and TV point. Central heating radiator.

#### **Dining Room** *12' 5" into recess x 12' 7" max (3.78m into recess x 3.84m max)*

Laminate flooring continued from the hall and sitting room. Original picture rails. Coved ceiling. Central heating radiator. uPVC double glazed window to the rear. Power points. Open to the kitchen. Under stair pantry style cupboard.

#### **Kitchen** *9' 9" x 8' 11" (2.96m x 2.71m)*

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Cooker with electric oven, grill and four zone induction hob. Recess for fridge freezer. Plumbing for washing machine. Single bowl stainless steel sink with drainer. Wall mounted gas boiler. uPVC double glazed window to the side. Part tiled walls. Power points. The kitchen leads into a rear lobby that has a uPVC double glazed door into the garden, a central heating radiator and a door into the bathroom.

#### **Bathroom** *6' 2" x 7' 5" (1.87m x 2.25m)*

Tiled floor. Suite comprising a panelled bath with electric shower and glass screen, a pedestal wash hand basin and a WC. Central heating radiator. uPVC double glazed window to the rear. Part tiled walls. Extractor fan.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Original doors to all three bedrooms. Stairs to the loft room with an under stair store area. Coved ceiling.

#### **Bedroom 1** *15' 1" into wardrobes x 11' 4" (4.61m into wardrobes x 3.46m)*

Double bedroom across the full width of the front of the property, with fitted wardrobes to one wall. Coved ceiling. Central heating radiator. Power points. Two uPVC double glazed windows to the front.

#### **Bedroom 2** *9' 8" into recess x 12' 7" max (2.95m into recess x 3.84m max)*

Double bedroom with uPVC double glazed window to the rear. Fitted recess wardrobe. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

#### **Bedroom 3** *9' 9" x 8' 10" (2.96m x 2.7m)*

uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

#### **Loft Room** *14' 9" x 11' 8" (4.49m x 3.56m)*

Fitted carpet. Two Velux windows to the rear. Eaves storage. Power points.

### **Outside**

#### **Front**

Front garden laid to stone chippings. Mature planting. Brick wall.

Rear Garden

An enclosed rear garden with lane access and areas laid to paving, lawn and stone chippings. Outside tap. Gated side access to the front. Raised planting bed. Attractive original stone wall to both sides. Due to the rear lane access there is potential to create off road parking here.

Additional Information

Tenure

The property is held on a freehold basis (WA69249).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

Approximate Gross Internal Area

1173 sq ft / 109 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan













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