

9 Cae Gwyn

Penarth, Vale of Glamorgan, CF64 3JY



A modern two bedroom end-terrace house with potential to upgrade and extend, located in a popular development in catchment for Victoria and Stanwell schools. The property comprises a porch, cloakroom, sitting room and kitchen with dining space on the ground floor along with the two double bedrooms and bathroom above. There are two allocated parking spaces and an enclosed rear garden. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£275,000

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Accommodation

Ground Floor

Hall

Laminate flooring. Central heating radiator. Wooden double glazed panel front door and an inner door to the living room and WC. Power point.

WC 3' 0" x 5' 11" (0.92m x 1.8m)

Vinyl floor. WC and wash hand basin. uPVC double glazed window to the front. Central heating radiator.

Living Room 10' 10" plus staircase x 13' 2" (3.3m plus staircase x 4.01m)

Laminate flooring. Fireplace with fitted electric fire. Stairs to the first floor. uPVC double glazed window to the front. Door to the kitchen. Central heating radiator. Power points and TV point.

Kitchen 13' 11" x 8' 1" (4.24m x 2.47m)

Tiled floor. Fitted kitchen comprising base units and matching wall units and laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood over. Plumbing for washing machine and dishwasher. Recess for fridge freezer. uPVC double glazed window and doors to the garden. Part tiled walls. Cupboard with gas boiler. Power points. Central heating radiator. Under stair cupboard.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all rooms. Central heating radiator. Hatch to the loft space. Power points.

Bedroom 1 14' 0" x 10' 4" (4.26m x 3.15m)

Double bedroom across the full width of the front of the property. Fitted carpet. uPVC double glazed window. Built-in cupboard. Central heating radiator. Power points and TV point.

Bedroom 2 7' 2" x 10' 10" (2.19m x 3.31m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Power points. Central heating radiator. TV point.

Bathroom 6' 6" x 5' 8" (1.99m x 1.73m)

Vinyl floor. Suite comprising a panelled bath with mixer shower, WC and wash hand basin. uPVC double glazed window to the rear. Central heating radiator. Recessed lights.

Outside

Front

Front area laid to block paving and two allocated parking spaces.

Rear Garden

An enclosed rear garden laid to lawn, timber decking and stone chippings. Timber shed. Gated side access to the front. Outside tap and light.

Additional Information

Tenure

The property is held on a freehold basis (CYM255390).

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,780.48 for the year 2024/25.

Approximate Gross Internal Area

613 sq ft / 57 sq m.

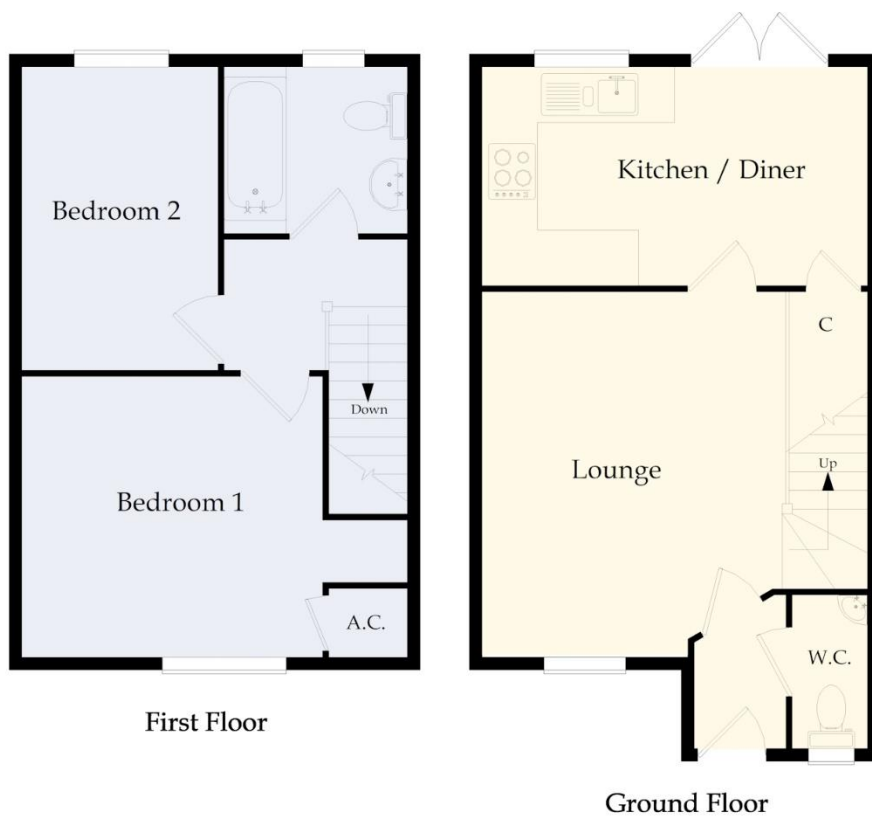
Utilities

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	71 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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