

18 Carys Close

Penarth, Vale of Glamorgan, CF64 3RD



A three bedroom detached bungalow in a quiet location with an excellent, private garden and plenty of off road parking. The property does require some upgrading throughout but offers excellent potential and has very versatile living accommodation that can be used in a number of ways. The property currently comprises a living room, dining room and kitchen, three bedrooms (one has been used as utility space) and two bathrooms. There is excellent parking to the front, a double length single garage with inspection pit to one end, and an enclosed, westerly rear garden. No onward chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£475,000

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Accommodation

Kitchen 13' 2" x 9' 10" (4.02m x 3m)

Wood floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated electric oven, four zone electric hob and extractor hood over. Plumbing for washing machine and dishwasher. Cupboard for fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window and door to the side. Doorway into the dining room. Coved ceiling. Power points.

Dining Room 13' 4" x 9' 5" (4.06m x 2.88m)

Wood flooring. Large uPVC double glazed window to the rear overlooking the garden. Coved ceiling and picture rails. Central heating radiator. Power points. Archway into the living room.

Living Room 11' 9" x 19' 7" (3.58m x 5.98m)

A spacious living room with attractive wood flooring and double glazed sliding doors into the garden. Feature stone fireplace with electric fire. Coved ceiling. Two high level windows to the side. Two central heating radiators. Power points and TV point. Door into the inner hall.

Inner Hall

Wood flooring. Built-in cupboard. Central heating radiator with cover. Coved ceiling. Hatch to the loft space with is insulated and partly boarded. Power point. Doors to the three bedrooms and bathroom.

Bedroom 1 11' 9" into wardrobes x 15' 5" (3.58m into wardrobes x 4.69m)

Double bedroom with uPVC double glazed window to the front and extensive fitted wardrobes to one wall. Fitted carpet. Coved ceiling. Central heating radiator. Power points and TV point.

Bedroom 2 13' 3" x 12' 0" (4.05m x 3.65m)

Double bedroom with en-suite shower room. uPVC double glazed window to the front. Fitted carpet. Coved ceiling. Central heating radiator. Power points.

Bedroom 3 / Study 10' 0" x 6' 5" (3.05m x 1.95m)

A single bedroom most recently used as utility space and ideal as a home office or bedroom. uPVC double glazed window to the side. Laminate floor. Central heating radiator. Power points. Fitted work surface and shelving. Coved ceiling.

Bathroom 11' 8" x 6' 5" (3.56m x 1.96m)

A spacious bathroom with suite comprising a panelled bath, walk-in shower with mixer shower, WC, bidet and wash hand basin. Coved ceiling. Tiled walls. Heated towel rail.

Outside

Front

Front garden laid to block paving, that provides good off road parking to the front and side. Raised planting bed.

Garage 11' 5" x 37' 5" (3.49m x 11.4m)

Extended single garage with electric roller shutters door to the front. Door and windows to the side. Electric light and power points. Inspection pit. Fitted shelving.

Rear Garden

A well-sized and private rear garden with westerly aspect. Laid to lawn and with areas of patio, stone chippings and artificial grass. Side access into the garages. Mature hedging and planting throughout. Gated side access to the front.

Additional Information

Tenure

The property is held on a freehold basis (WA866338).

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

1022 sq ft / 95 sq m.

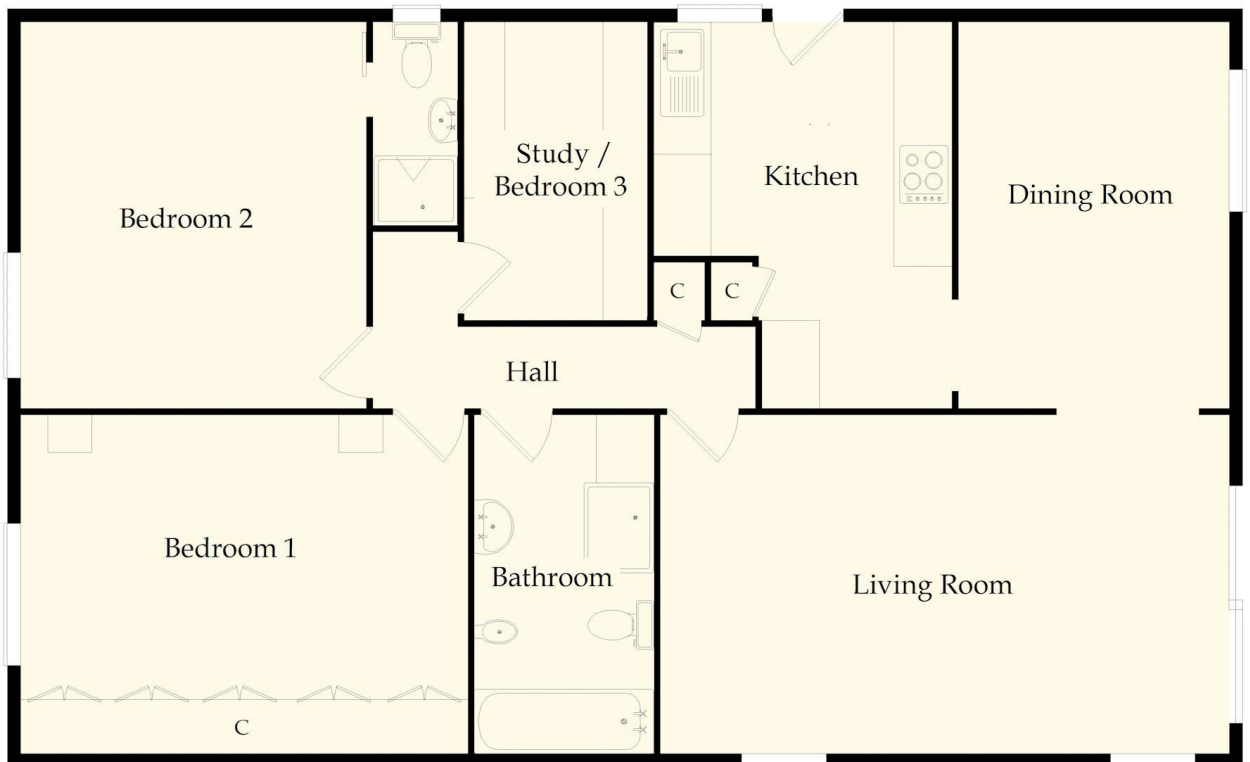
Utilities

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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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