

# 18 Dryden Road

Penarth, Vale of Glamorgan, CF64 2RT



A very well presented and loft converted four bedroom terraced property with off road parking and garden, located very close to Fairfield Primary School and within half a mile of Penarth town centre, Dingle Road train station and the Cornerswell Road shops. The property comprises the entrance hall, living room, kitchen / diner and utility space on the ground floor along with three bedrooms and bathroom above plus a fourth bedroom in the converted loft. The off-road parking gives space for two cars side-by-side and the rear garden has a north westerly aspect and a pleasant wooded outlook towards Cardiff. Viewings advised. EPC: D.

**David  
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**Offers Over £365,000**

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## Accommodation

### Ground Floor

#### **Porch** 6' 5" x 2' 7" (1.95m x 0.8m)

uPVC double glazed doors to the front and wooden double glazed inner door to the hall with further windows to both sides and above. Tiled floor. Meter cupboard.

#### **Hall** 6' 5" x 10' 10" (1.96m x 3.29m)

Original wood block flooring. Central heating radiator with cover. Stairs to the first floor. Doors to the sitting room and kitchen. Coved ceiling. Power points.

#### **Sitting Room** 11' 8" into recess x 12' 10" (3.55m into recess x 3.91m)

A very pleasant sitting room with original wood block flooring continued from the hall. Large uPVC double glazed window to the front. Coved ceiling. Central heating radiator. Feature stone fireplace with fitted gas fire. Power points and TV point.

#### **Kitchen / Diner** 18' 6" x 12' 0" (5.64m x 3.66m)

An excellent open plan space with kitchen and dining areas. Laminate flooring throughout. Fitted kitchen comprising wall units and base units with cream gloss doors and drawer fronts along with granite effect laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Recess for fridge freezer. Plumbing for dishwasher. One and a half bowl stainless steel sink with drainer. Recessed lights. Central heating radiator. Power points. uPVC double glazed window to the rear overlooking the garden and a door to the rear into the utility room. Part tiled walls.

#### **Utility Room** 6' 4" x 7' 1" (1.92m x 2.17m)

Laminate flooring continued from the kitchen. High level uPVC double glazed windows to one side and a door into the garden. Wall mounted gas combination boiler. Fitted work surface with single cabinet. Plumbing for washing machine. Fitted wall cupboards. Power points.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Doors to three bedrooms and the bathroom. Coved ceiling. Stairs to the fourth bedroom.

#### **Bedroom 1** 10' 3" x 12' 10" (3.12m x 3.92m)

Double bedroom with uPVC double glazed window to the front that gives a pleasant view down Dryden Road and across Penarth. Central heating radiator. Fitted carpet. Built-in cupboard. Coved ceiling. Power points.

#### **Bedroom 2** 10' 2" x 12' 0" (3.11m x 3.66m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden and with views across Cogan over the nearby woodland. Central heating radiator. Fitted carpet. Coved ceiling. Power points.

#### **Bedroom 3** 8' 0" x 8' 8" (2.45m x 2.65m)

The third bedroom, currently used as a study. uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Built-in cupboard over the stairs.

#### **Bathroom** 7' 11" x 5' 9" (2.42m x 1.74m)

Suite comprising a panelled bath with mixer shower, WC and wash hand basin. Two uPVC double glazed windows to the rear. Central heating radiator. Part tiled walls.

## Second Floor

### **Bedroom 4** 15' 0" x 11' 3" plus window (4.57m x 3.42m plus window)

A well-proportioned bedroom with two Velux windows to the rear which give good partial views over Cardiff. Fitted carpet. Central heating radiator. Power points. Eaves storage cupboards. Recessed lights. Door to the WC.

### **WC** 9' 1" x 3' 9" (2.78m x 1.14m)

WC and wash hand basin. Central heating radiator. Vinyl floor. Velux window to the rear. Good storage space plus an eaves cupboard. Recessed lights. Extractor fan.

## Outside

### **Front**

Off road parking to the front for two cars, paid to block paving.

### **Rear Garden**

This is a very pleasant, enclosed rear garden laid mostly to lawn and with a paved patio, area to stone chippings with a timber shed, and mature planting throughout. Outside tap.

## Additional Information

### **Tenure**

The property is held on a freehold basis (WA47598).

### **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**

1,227 sq ft / 114 sq m.

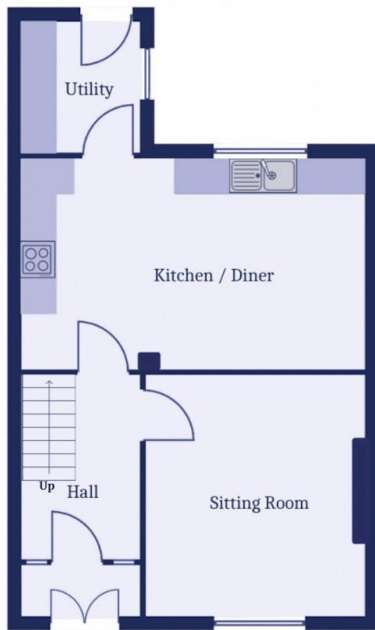
### **Utilities**

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

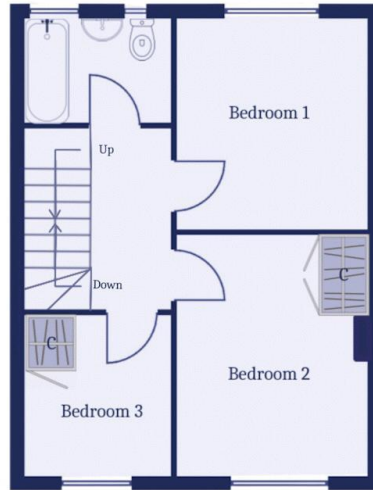
## **Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

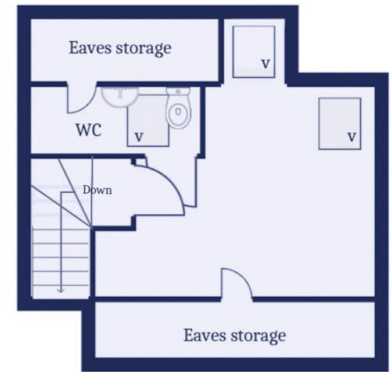
## Floor Plan



Ground Floor



First Floor



Second Floor

For illustrative purposes  
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