

3 Tal-y-Bryn

Penarth, Vale of Glamorgan, CF64 3HT



A well-presented three storey townhouse located in this popular development in catchment for Victoria and Stanwell Schools and offering versatile accommodation for couples and families, with an enclosed and low-maintenance rear garden along with garage and off road parking for two cars. The ground floor comprises the entrance hall, cloakroom, sitting / dining room and kitchen. The main living room is on the first floor with a bedroom and bathroom while there are two bedrooms on the top floor with the master bedroom having an en-suite shower room. This property can be used in a number of ways and is in very good order throughout. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£399,950

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Accommodation

Ground Floor

Hall

Composite front door with double glazed panels. Luxury vinyl flooring. Central heating radiator. Doors to the cloakroom and sitting room. Power and phone points. Under stair cupboard.

Sitting / Dining Room / Study 11' 5" x 14' 6" (3.47m x 4.42m)

A pleasant and practical open plan space to the kitchen and with a uPVC double glazed window to the front. LVT flooring continued from the hall. Power points and TV point. Central heating radiator.

Kitchen 15' 1" x 12' 6" (4.59m x 3.8m)

LVT flooring. Fitted kitchen comprising wall units, tall larder cupboard and base units with shaker style doors and wood effect laminate work surfaces. Integrated appliances including electric oven, combi-microwave, five burner gas hob, extractor hood and dishwasher. Plumbing for washing machine. Space for an American style fridge freezer. One and a half bowl stainless steel sink with drainer. uPVC double glazed window and double doors into the garden. Space for a dining table and chairs. Recessed lighting. Power points.

Cloakroom 3' 0" x 5' 11" (0.91m x 1.8m)

LVT flooring. WC and wash hand basin with storage below. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the front with roller blind. Built-in cupboard with gas combination boiler. Central heating radiator. Power points. Doors to the living room, bedroom 3 and bathroom.

Living Room 15' 1" x 12' 5" (4.61m x 3.78m)

A spacious first floor living room with two uPVC double glazed windows to the rear - both with roller blinds. Fitted carpet. Power points and TV point. Coved ceiling. Wood burning stove with slate hearth.

Bedroom 3 8' 6" x 8' 3" (2.59m x 2.51m)

Currently a bedroom but ideal as a home office. uPVC double glazed window to the front with Venetian blind. Fitted carpet. Central heating radiator. Power points.

Bathroom 8' 6" max x 6' 3" max (2.59m max x 1.91m max)

Vinyl flooring. Suite comprising a panelled bath, WC and wash hand basin with storage below. Heated towel rail. Extractor fan.

Second Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Power points. Doors to bedrooms 1 and 2.

Bedroom 1 15' 1" x 12' 5" (4.61m x 3.79m)

Double bedroom across the full width of the rear of the property. Fitted carpet. Central heating radiator. Hatch to the loft space. uPVC double glazed window to the rear with fitted Venetian blinds. Power points and TV point. Door to the en-suite.

En-Suite 7' 1" x 5' 3" (2.15m x 1.61m)

Vinyl flooring. Suite comprising a large shower cubicle with mixer shower, WC and wash hand basin with storage below. Part tiled walls. Extractor fan. Fitted mirror. Heated towel rail.

Bedroom 2 15' 1" into recess x 9' 3" (4.61m into recess x 2.82m)
Another full width double bedroom, this time with a uPVC double glazed window to the front of the house. Laminate floor. Venetian blind to the window. Central heating radiator. Power points and TV point.

Outside

Front
A paved area with steps to the front door and iron railing.

Rear Garden
An enclosed, westerly garden laid to paved patio and artificial grass. Outside light and tap. Door into the garage and gated access to the parking space.

Garage and Parking 8' 4" x 17' 1" (2.55m x 5.2m)
Up and over door to the front and a door on the side into the garden. Electric light and power points. Loft style storage. This garage area also contains off road parking space for two cars.

Additional Information

Tenure
The property is held on a freehold basis (CYM216210).

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.

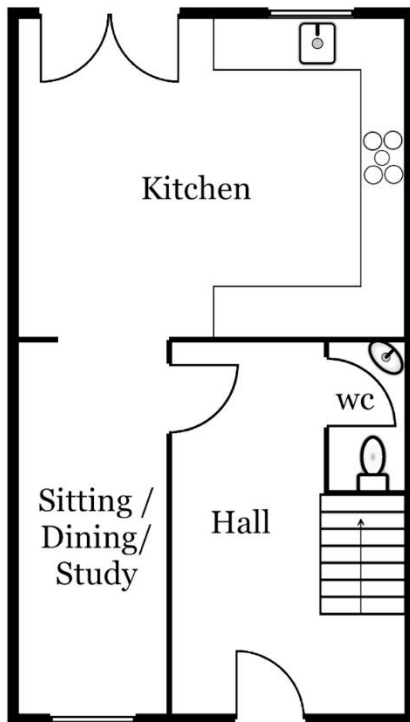
Approximate Gross Internal Area
1222 sq ft / 114 sq m.

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

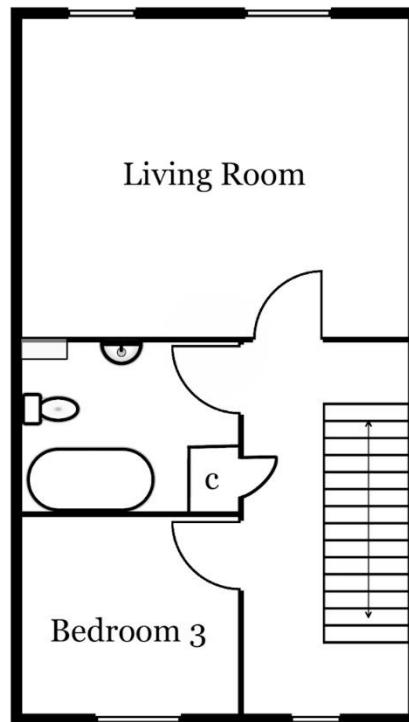
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

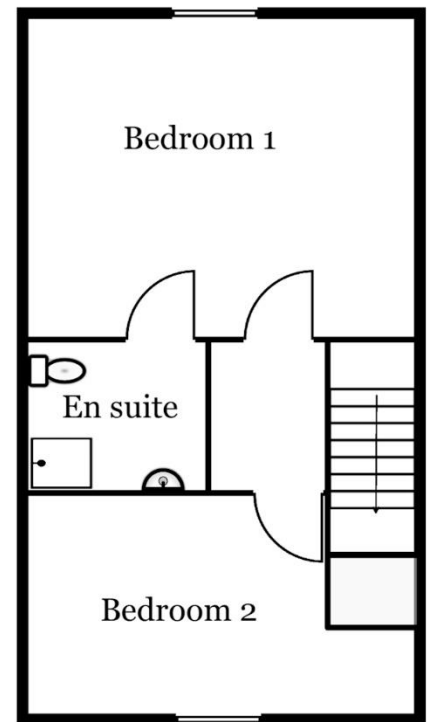
Floor Plan



Ground Floor



First Floor



Second Floor

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