

73 St Davids Crescent

Penarth, Vale of Glamorgan, CF64 3NA



A well extended three bedroom semi-detached property with generous family living space and an excellent rear garden. Located in catchment for Victoria and Stanwell Schools as well as Ysgol Pen-y-Garth, the property comprises two reception rooms, kitchen / diner, utility room and shower room on the ground floor along with three bedrooms and bathroom above. There is off road parking to the front, a garage and enclosed rear garden with sunny westerly aspect. Viewing is recommended. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£389,950

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Accommodation

Ground Floor

Entrance Hall

Laminate floor. uPVC double glazed window to the rear. Central heating radiator. Under stair cupboard. Doors to both reception rooms and the kitchen / diner.

Sitting Room 10' 10" x 11' 5" into recess (3.3m x 3.47m into recess)

Wood floor. uPVC double glazed window to the front. Power points and TV point. Central heating radiator. Fitted shelving.

Lounge 12' 11" into bay x 13' 5" into recess (3.93m into bay x 4.1m into recess)

Wood floor. uPVC double glazed bay window to the front. Wood burning stove with slate hearth and fitted shelving to the side including wood store. Power points and TV point. Central heating radiator.

Kitchen / Diner 26' 3" approximately x 12' 0" maximum (8ma approximately x 3.67m maximum)

An excellent, spacious, extended kitchen / dining space to the rear of the property with aluminium double glazed bi-fold doors open out into the garden. Wood effect flooring throughout. Ample space for dining table and chairs and opens up into the kitchen area. The kitchen then comprises a range of wall units and base units with grey matt doors and contrasting quartz work surfaces. Integrated Bosch appliances including an electric oven, grill and combi-microwave, five zone induction hob, dishwasher and fridge freezer. One and a half bowl countersunk stainless steel sink with drainer and instant boiling water tap. High vaulted ceiling with two Velux windows. Two windows to the side. Power points. Recessed lights. There is seating space at the end of the kitchen looking out over the garden.

Utility Room 8' 3" x 6' 5" (2.52m x 1.96m)

Wood effect flooring continued from the kitchen. Fitted base unit, tall cabinet and laminate work surface. Plumbing for washing machine and dryer. Single bowl stainless steel sink. Large Velux windows. Recessed lights. Central heating radiator. Power points. Door to the shower room.

Shower Room 5' 8" x 6' 3" (1.72m x 1.9m)

A modern shower room with vinyl wet room style floor. Suite comprising a walk-in shower with glass screen, WC and wash hand basin with storage below. Heated towel rail. Recessed lights. Extractor fan. High level uPVC double glazed window with obscured glass. Tiled walls.

First Floor

Landing

Fitted carpet to the stairs and landing. Stripped timber doors to all rooms. uPVC double glazed window to the rear overlooking the garden. Hatch to the loft space.

Bedroom 1 10' 10" x 13' 0" into recess (3.3m x 3.95m into recess)

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

Bedroom 2 10' 10" x 10' 2" (3.3m x 3.11m)

Double bedroom, once again with uPVC double glazed window to the front. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points.

Bedroom 3 7' 4" x 8' 6" (2.23m x 2.59m)

Single room, currently used as a study and with a uPVC double glazed window to the side. Fitted carpet. Central heating radiator. Power points. Built-in cupboard over the stairs.

Bathroom 7' 3" x 7' 1" (2.2m x 2.16m)

Wood effect vinyl flooring. Suite comprising a panelled bath with mixer shower, WC and wash hand basin. Central heating radiator. uPVC double glazed window to the rear.

Outside

Front and Side

Off road parking for two to three cars at the front and side of the property laid to a mixture of block paving and stone chippings. Mature planting.

Garage

Double garage door to the front and a door at the side into the garden. Electric light and power points.

Rear Garden

A large, private and enclosed rear garden laid to lawn and stone chippings. Mature trees. Raised planting bed to one side. Wood store. Outside lights and tap. Door to the garage and secure access to the driveway.

Additional Information

Tenure

The property is held on a freehold basis (WA233838).

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.

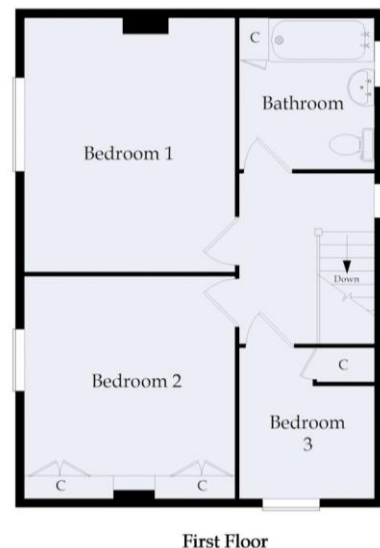
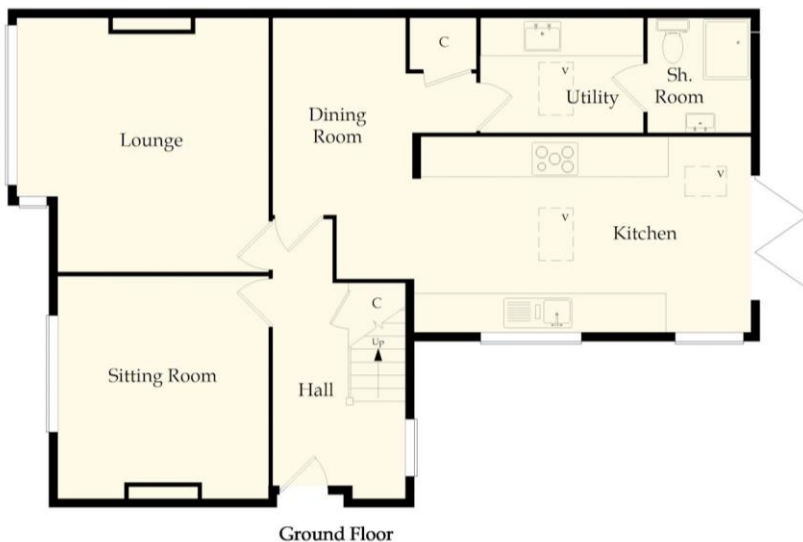
Approximate Gross Internal Area

1151 sq ft / 107 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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