

6 Meliden Road

Penarth, The Vale Of Glamorgan, CF64 3UG



A superb, four bedroom period semi-detached house, kept in excellent condition by the current owners and full of characterful original features. The property benefits from a south westerly garden, off road parking and is close to the town centre and some excellent local schools. One of four larger style properties on the road, the ground floor comprises the entrance hall, two reception rooms including an extended living / dining room, a kitchen with additional dining space and a shower room. There are four double bedrooms, a bathroom and a WC above. The expertly landscaped rear garden has attractive and mature planting throughout, a utility room and a garage space that could have access onto the off road parking area but is currently utilised as a store. Viewing strongly advised. EPC: TBC.

**David
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Accommodation

Ground Floor

Porch 8' 0" x 2' 5" (2.45m x 0.73m)

Original wooden front doors with leaded windows and matching inner doors to the hall. Original black and white tiled floor.

Entrance Hall 11' 1" into coats area x 16' 0" (3.37m into coats area x 4.88m)

A very attractive and welcoming entrance hall with original herringbone wood block flooring, cornice, picture rails and skirting boards. Central heating radiator. Power points. Recessed coat area with original windows to the side and front that have stone sills and reveals. Under stair cupboard. Original doors to the two reception rooms, cloakroom and kitchen.

Sitting Room 13' 3" into recess x 15' 0" into bay (4.04m into recess x 4.57m into bay)

Original wood block floor continued from the hall. Original wooden bay window to the front with leaded stained glass and removable, discrete secondary glazing. Wooden fire surround with cast iron grate. Low level recess cupboard to one side. Central heating radiator. Original cornice, picture rails and skirting boards. Power points and TV point.

Living / Dining Room 13' 2" maximum x 20' 8" maximum (4.02m maximum x 6.3m maximum)

The second reception room, slightly extended to the rear to give additional dining space overlooking the garden. Original wood block floor continued from the hall and sitting room. Original cornice, picture rails and skirting boards. Period style wooden fire surround with cast iron and tiled grate. Central heating radiator. Power points. The dining area has uPVC double glazed windows and doors out into the garden, tiled floor and a central heating radiator with cover.

Kitchen 11' 1" x 16' 3" (3.37m x 4.96m)

This is a well-proportioned kitchen with dining space and a dual aspect having windows to the side and sliding doors to the rear into the garden. Fitted kitchen comprising wall units and base units with laminate work surfaces and under cabinet lighting. Freestanding cooker with electric oven, grill and four zone electric hob. Plumbing for a dishwasher. Recess for a fridge freezer. One and a half bowl stainless steel sink with drainer. Tiled floor and part tiled walls. Central heating radiator. Power points.

Shower Room 5' 11" x 8' 4" (1.8m x 2.55m)

Vinyl flooring. Suite comprising a shower cubicle with mixer shower, a WC and wash hand basin.

First Floor

Landing

Fitted carpet to the stairs and landing. Original features including balustrade, doors to all rooms, picture rails, dado rails, skirting boards and a window to the side with leaded stained glass. Power points.

Bedroom 1 13' 3" into recess x 15' 2" into bay (4.04m into recess x 4.62m into bay)

Double bedroom with feature original wooden bay window to the front with stained glass and discrete, removable secondary glazing. Fitted carpet. Original cornice, picture rails and skirting boards. Central heating radiator. Power points.

Bedroom 2 13' 2" into recess x 13' 5" (4.02m into recess x 4.08m)

The second double bedroom, this time with a uPVC double glazed window to the rear. Fitted carpet. Original cornice, picture rails and skirting boards. Built-in cupboard. Central heating radiator. Power points.

Bedroom 3 11' 1" x 9' 2" (3.38m x 2.8m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Original picture rails and skirting boards. Built-in cupboard.

Bedroom 4 11' 0" x 8' 4" (3.36m x 2.53m)

A well-proportioned bedroom to the front of the property, currently used as an office and guest bedroom. Fitted carpet. Original wooden windows to the front with leaded stained glass and removable secondary glazing. Central heating radiator. Power points. Original cornice and picture rails. Fitted cupboards and shelving.

Bathroom 7' 4" x 6' 9" (2.23m x 2.06m)

Vinyl flooring. Suite comprising a panelled bath with mixer shower and glass screen, bidet and wash hand basin. Part tiled walls. Built-in cupboard with gas combination boiler. uPVC double glazed window to the side. Central heating radiator. Recessed lights.

WC 2' 7" x 9' 9" (0.8m x 2.98m)

Vinyl flooring. WC. Original picture rails. uPVC double glazed window to the side. Central heating radiator.

Outside

Front

A front garden with mature planting, original brick walls with gate and a pathway to the front door.

Utility Room 6' 8" x 8' 9" (2.04m x 2.66m)

A very useful utility area, accessed from the garden, just outside the kitchen. Plumbing for a washing machine and dryer. Window to the rear. Power points.

Rear Garden

An attractively landscaped rear garden with a south westerly aspect, full of mature plants, flowers and trees. The first area is laid to a patio and lawn, which gives way to a rear area laid to stone chippings and hardstanding that provides access to the garage and greenhouse. Side area, ideal for storage, with gated access to the front.

Garage 8' 9" x 16' 4" (2.67m x 4.98m)

Originally a garage but now closed off from the off-road parking space, this provides versatile space as a store, gym or home office. Two Velux windows. Loft style storage space. Electric light, phone points and power points. uPVC double glazed panel door and window into the garden.

Parking

The property benefits from off-road driveway parking to the side off Baron Road. There are two electric points here, which are not suitable for full electric car charging but can for certain hybrid vehicles.

Additional Information

Tenure

The property is held on a freehold basis (WA127493).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,338.40 for the year 2024/25.

Approximate Gross Internal Area

1648 sq ft / 153 sq m.

Utilities

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

Floor Plan



For illustrative purposes
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