

22 Milton Road

Penarth, Vale of Glamorgan, CF64 2SW



The very rare opportunity to purchase this 1930s semi-detached house that has been owned by the same family for over 60 years. Located close to Victoria Playing Fields, Victoria Primary School and the Cornerswell Road shops, this property has been well cared for over the years, retains good original features and has plenty of potential. Comprises a porch, hallway, two reception rooms, study / bedroom, kitchen and WC on the ground floor along with a larger than average three double bedrooms, bathroom and a WC above. The property has a front garden, off road parking and an enclosed rear garden. Viewing is advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£495,000

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Accommodation

Ground Floor

Porch 13' 0" x 4' 4" (3.97m x 1.32m)

uPVC double glazed outer door and the original wooden inner door that opens into the hallway. Carpet tiled floor. uPVC double glazed windows to three sides. Power points and electric light.

Hall

Fitted carpet. Original picture rails and skirting boards. Doors to the sitting room, living room and study / fourth bedroom. Under stair cupboard. Central heating radiator. Stairs to the first floor.

Sitting Room 9' 10" into recess x 13' 5" into bay (3m into recess x 4.09m into bay)

The main reception room with uPVC double glazed bay window to the front of the house. Fitted carpet. Tiled fireplace and hearth. Original picture rails and skirting boards. Power points. Central heating radiator.

Living Room 13' 8" into recess x 10' 4" (4.16m into recess x 3.14m)

Fitted carpet. Large uPVC double glazed window to the rear into the garden. Original picture rails and skirting boards. Power points and TV point. Central heating radiator. Recess cupboard. Door to the kitchen.

Kitchen 8' 8" x 10' 0" (2.64m x 3.04m)

Vinyl flooring. Fitted kitchen comprising wall units and base units with cream gloss doors and laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob and extractor hood. Plumbing for a washing machine and space for a fridge freezer. Single bowl stainless steel sink with drainer. Cupboard with gas combination boiler. Power points. Central heating radiator. uPVC double glazed window to the rear and a door to the side into the garden.

Bedroom 4 / Study 5' 11" x 9' 2" (1.81m x 2.79m)

Fitted carpet. uPVC double glazed window to the side. Power points. Door to the WC.

WC 5' 11" x 2' 6" (1.81m x 0.76m)

WC and wash basin with tiled splash back. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Two uPVC double glazed windows to the front. Doors to the three bedrooms, bathroom and WC. Hatch to the loft space. Original picture rails and skirting boards. Power point.

Bedroom 1 9' 10" into recess x 12' 0" (3m into recess x 3.66m)

Double bedroom to the front of the house. Fitted carpet. Central heating radiator. Power points. Original picture rails and skirting boards. uPVC double glazed window to the front.

Bedroom 2 13' 4" into recess x 10' 2" (4.07m into recess x 3.11m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Two built-in cupboards either side of the chimney breast. Original picture rails and skirting boards. Power points. Central heating radiator.

Bedroom 3 7' 0" x 13' 1" (2.13m x 4m)

The third double bedroom, also with a uPVC double glazed window to the rear overlooking the garden. Power points. Central heating radiator. Fitted carpet. Wash hand basin. Original picture rails and skirting boards.

Bathroom 4' 6" max x 6' 4" max (1.36m max x 1.92m max)

Carpet tiled floor. Original bath with hand shower fitted. Wash hand basin. Central heating radiator. uPVC double glazed window to the side. Part tiled walls.

WC 2' 8" x 4' 6" (0.81m x 1.38m)

A separate WC adjacent to the bathroom. WC. Carpet tiled floor. uPVC double glazed window to the side. Part tiled walls.

Outside

Front and Side

A front garden, with off road parking for two to three vehicles to the side.

Rear Garden

An enclosed rear garden laid to paving and with a number of sizeable planting beds. Wooden fencing to all sides.

Additional Information

Tenure

The property is held on a freehold basis (CYM706671).

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

1046 sq ft / 97.2 sq m.

Utilities

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

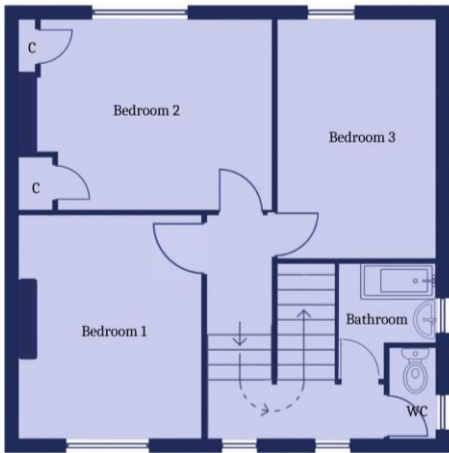
Energy Performance Certificate

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

Floor Plan



Ground Floor



First Floor

For illustrative purposes
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