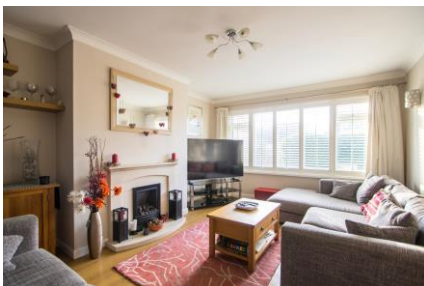


# 16 St Annes Avenue

Penarth, Vale of Glamorgan, CF64 3PG



A four bedroom detached property located in a fantastic position close to both Evenlode and Stanwell schools as well as the Old Penarthians and Penarth Athletic Club. The property has been improved and is in excellent condition throughout. Accommodation comprises a hall, sitting room, kitchen / diner, two bedrooms, a bathroom, WC and utility room on the ground floor along with two bedrooms and a bathroom on the first floor. Although in good condition and versatile, the property retains an awful lot of potential for extending and reconfiguring. There is good off road parking to the front, a private front garden and a well-sized rear garden. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£699,000**

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## **Accommodation**

### **Ground Floor**

#### **Hallway**

Original wood block flooring throughout. Central heating radiator. Power points. Attractive open tread staircase to the first floor. Coved ceiling. uPVC double glazed front door and window. Two built-in cupboards. Doors to the four main rooms, bathroom, WC and utility room.

#### **Living Room** 12' 2" into recess x 16' 6" (3.7m into recess x 5.03m)

A very pleasant room with large uPVC double glazed window to the front that has fitted shutters. Wooden effect luxury vinyl flooring. Feature stone fireplace with fitted gas fire. Central heating radiator. Coved ceiling. Power points and TV point.

#### **Kitchen / Diner** 21' 4" x 10' 8" (6.49m x 3.25m)

A spacious kitchen with dining space across the rear of the property. Tiled flooring throughout. uPVC double glazed window and sliding doors overlooking and giving access to the rear garden. Fitted kitchen comprising wall units and base units with laminate work surfaces and peninsula breakfast bar unit. Integrated appliances including an electric oven, grill, microwave, five burner gas hob, extractor hood, counter level fridge and dishwasher. One and a half bowl stainless steel sink with drainer. Recessed lights. Coved ceiling. Part tiled walls. Central heating radiator. Power points and TV point.

#### **Bedroom 3** 11' 11" x 15' 1" into doorway (3.63m x 4.6m into doorway)

Double bedroom with uPVC double glazed window to the front of the property. Fitted shutters. Fitted wardrobes with sliding doors. Central heating radiator. Power points and TV point. Fitted carpet. Coved ceiling.

#### **Bedroom 4 / Study** 9' 11" x 11' 11" (3.02m x 3.63m)

The fourth ground floor bedroom, this is another well-proportioned and versatile room that is equally suited to being a study, snug or playroom. Large uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Built-in cupboard. Coved ceiling. Power points and TV point. Central heating radiator.

#### **Bathroom** 6' 0" x 7' 7" (1.84m x 2.31m)

A ground floor shower room with suite comprising a corner shower cubicle with mixer shower and a wash hand basin with storage below. uPVC double glazed window to the rear. Tiled floor and part tiled walls. Heated towel rail. Coved ceiling.

#### **WC** 3' 6" x 7' 7" (1.07m x 2.31m)

Tiled floor. WC. uPVC double glazed window to the rear. Central heating radiator. Coved ceiling.

#### **Utility Room** 9' 4" x 6' 0" (2.84m x 1.82m)

Tiled floor. Fitted work surface with plumbing below for washing machine and dryer. Space for tall fridge freezer. Central heating radiator. Power points. Coved ceiling. Built-in cupboard. Door to the garage.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Power points. uPVC double glazed window to the rear. Large built-in cupboard and walk-in wardrobe. Coved ceiling. Hatch to loft space. Central heating radiator. Doors to two bedrooms and the bathroom.

#### **Bedroom 1** 12' 2" x 14' 4" (3.71m x 4.37m)

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

#### **Bedroom 2** 14' 11" x 14' 5" (4.55m x 4.39m)

The second first floor double bedroom, this time with a uPVC double glazed window to the opposite end of the property. Fitted carpet. Central heating radiator. Power points and TV point. Recessed lighting.

**Bathroom 8' 2" x 6' 7" (2.5m x 2m)**

Vinyl flooring and part tiled walls. uPVC double glazed window to the rear. Suite comprising a panelled bath with mixer shower and folding glass screen, WC and wash hand basin with storage below. Fitted mirror with light. Heated towel rail. Extractor fan.

**Walk-In Wardrobe 7' 4" x 6' 0" (2.23m x 1.84m)**

Fitted carpet. Fitted storage to both sides including shelving and rails. Central heating radiator.

**Outside**

**Front**

An enclosed, private front garden laid to lawn and with paving to one side and off road parking for one car to the other. The central lawn has a mature tree and there is high privacy hedging across the front.

**Garage 9' 6" x 11' 11" (2.89m x 3.63m)**

An integral garage accessed from the utility room on the ground floor. Concrete floor. Electric roller shutter door to the front. uPVC double glazed window to the side. Power points and electric light.

**Rear Garden**

An enclosed rear garden laid to natural stone patio and lawn. Pond with water feature. Mature trees. Outside lights, power points and tap. Timber shed with power and lighting. Gated side access to the front.

**Additional Information**

**Tenure**

The property is held on a freehold basis (CYM610953).

**Council Tax Band**

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

**Approximate Gross Internal Area**

1754 sq ft / 163.0 sq m.

**Utilities**

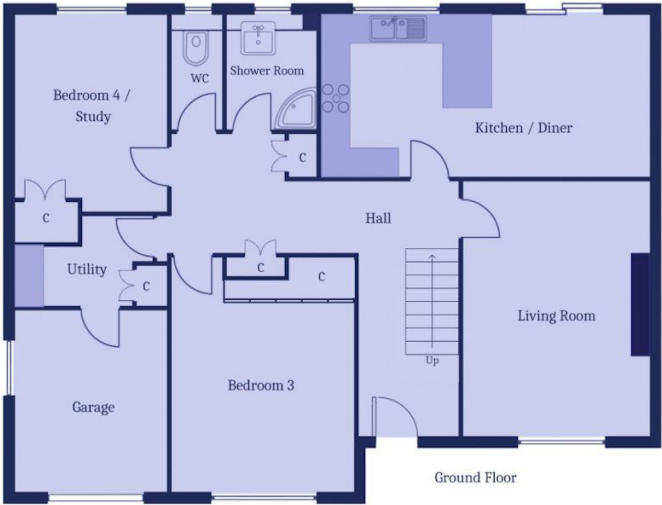
The property is connected to mains electricity, gas, water and sewerage services.

**Energy Performance Certificate**

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



Floor Plan



For illustrative purposes  
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