

46 Cosmeston Drive

Penarth, Vale of Glamorgan, CF64 5FA



A modern detached property located off Cosmeston Drive, with off road parking, garage and a southerly garden. The property comprises an open plan living room and dining room plus kitchen on the ground floor along with three bedrooms and a bathroom above. There are pleasant views of the Bristol Channel from the rear bedroom and the garden is very private. The property is in good order throughout although has excellent potential and space to extend if required. Viewing advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£425,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Hall

Oak flooring. Central heating radiator. Stairs to the first floor with under stair storage area. Phone point. Power point. Doors to the sitting room and kitchen.

Living Room 11' 9" x 11' 3" (3.57m x 3.44m)

uPVC double glazed window to the. Fitted carpet. Coved ceiling. Power points and TV point. Central heating radiator. Fireplace with electric fire.

Dining Room 8' 6" x 8' 8" (2.59m x 2.64m)

Fitted carpet. uPVC double glazed double doors into the rear garden. Coved ceiling. Central heating radiator. Power points. Open to the sitting room.

Kitchen 9' 1" x 11' 7" (2.78m x 3.52m)

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, five burner gas hob and extractor hood plus a dishwasher. Recess for fridge freezer. Plumbing for washing machine. Single bowl sink. uPVC double glazed window and door into the garden. Open to the dining room. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard with fitted shelving. Dado rails. Hatch to the loft space. Power point.

Bedroom 1 11' 3" x 8' 7" (3.44m x 2.61m)

Double bedroom to the rear of the property with uPVC double glazed window giving partial sea views. Fitted carpet. Central heating radiator. Power points. Built-in wardrobe.

Bedroom 2 8' 3" x 11' 1" (2.52m x 3.37m)

Bedroom to the front of the house. Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Power points. Coved ceiling.

Bedroom 3 8' 2" x 8' 3" (2.5m x 2.51m)

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

Bathroom 6' 2" x 8' 6" (1.89m x 2.59m)

Tiled floor and walls. Suite comprising a panelled bath with electric shower and folding glass screen, WC and wash hand basin with storage below. Heated towel rail. uPVC double glazed window to the rear. Recessed lights. Fitted mirror.

Outside

Front

Lawn and off road parking to the front for two cars laid to block paving.

Garage

Up and over door to the front. Electric light and power points. Wall mounted gas combination boiler. Loft style storage.

Rear Garden

An attractive garden, private and with a south easterly aspect. Patio and lawn. Mature planting throughout. Greenhouse. Outside tap. Access into the rear of the garage.

Additional Information

Tenure

The property is held on a freehold basis (WA298047).

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

731 sq ft / 68 sq m.

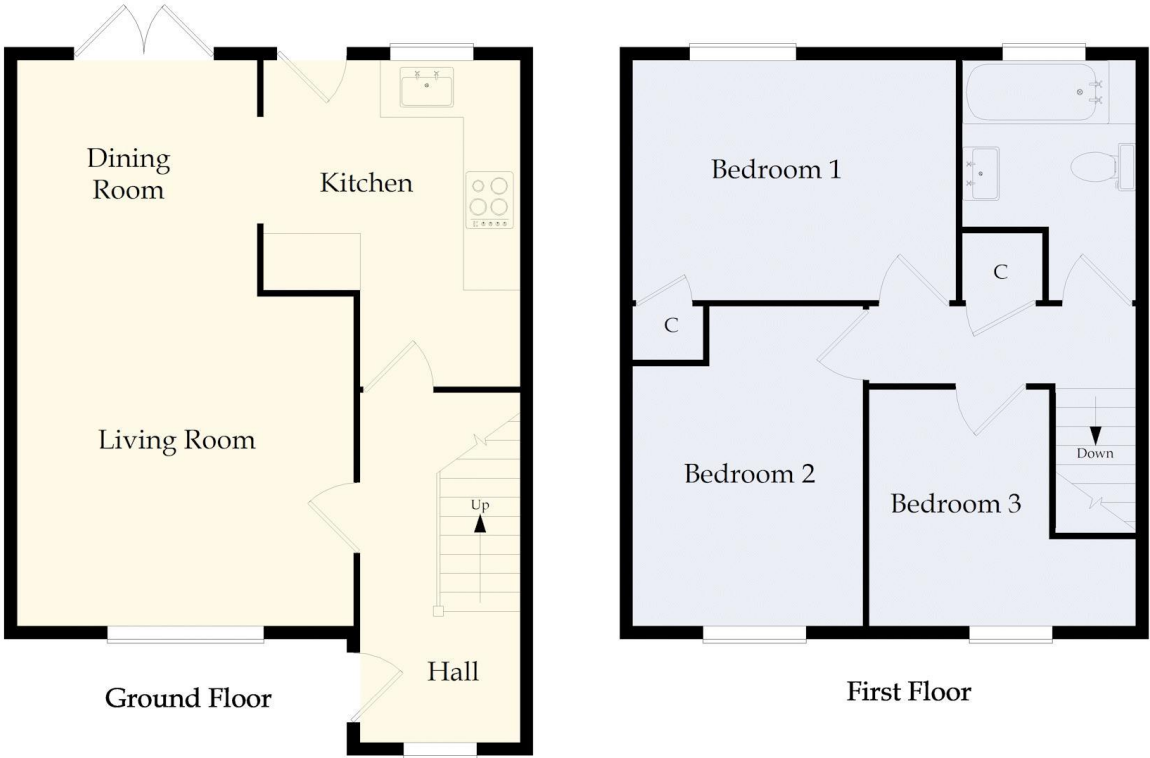
Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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