

1 Rogersmoor Close

Penarth, The Vale Of Glamorgan, CF64 3JL



A fully renovated and extended five bedroom detached property, in a quiet cul-de-sac close to schools, town centre, Athletic Club and Tennis Club and with off road parking for up to three cars and a south facing, private garden. The versatile, spacious accommodation measures just under 3000 sq ft and comprises an entrance hall with galleried landing, three ground floor reception rooms, kitchen / diner, laundry room, home office, cloakroom, four bedrooms and three bathrooms. There is potential for a ground floor bedroom with en-suite. A storage room accessed from the front and through the office. The original garage has been partly converted to provide a covered outside space in the garden. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,125,000

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Accommodation

Ground Floor

Entrance Hall

A spacious hallway with vaulted ceiling and gallery landing. Hardwood front door and a uPVC double glazed window to the side. Engineered oak flooring. Central heating radiator. Power points and data points. Picture rails. Recessed lights. Built-in coat cupboards. Doors to three reception rooms or potential bedrooms, the cloakroom, laundry and kitchen / diner.

Play Room

A sitting room or play room at present but equally suitable as a ground floor bedroom. uPVC double glazed window to the front and side with fitted shutters. Fitted carpet. Picture rails. Central heating radiator. Power, TV and data points.

Bedroom 5 / Gym

Currently a dance studio and gym but the fifth bedroom, with en-suite bathroom. Wood effect laminate flooring. uPVC double glazed windows to the front and side - both with fitted shutters. Picture rails. Power, TV and data points. Central heating radiator. Door to the en-suite.

En-Suite

A well-proportioned en-suite shower room with two uPVC double glazed windows to the side. Suite comprising a walk-in shower, WC and twin wash basins with storage below. Tiled floor, with electric under floor heating, and part tiled walls. Recessed lights. Heated towel rail.

Sitting Room / Snug

Engineered oak flooring. Fitted storage to one wall. uPVC double glazed doors into the rear garden. Cupboard containing the gas combination boiler. Power, TV and data points. Ceiling speaker. Central heating radiator. Picture rails.

Laundry

Tiled floor. Fitted storage to one wall including an integrated fridge freezer. Single bowl sink. Plumbing for washing machine and dryer. Two heated towel rails. Power points. Extractor fan. Ceiling speaker. Open to the office and with a door into the cloakroom.

Office

Fitted carpet. Built-in storage cupboard. Power point and data points. uPVC double glazed door to the outside and a door into the store room. Recessed lights. Central heating radiator.

Cloakroom

Tiled floor. WC and wash basin with storage below. Extractor fan. Central heating radiator.

Kitchen / Diner

A large kitchen / diner with two sets of bifold doors to the rear into the garden. Bespoke, Chalkhouse kitchen with hand-painted cabinet doors and wooden work surfaces. Rangemaster range cooker with double oven, grill and warming drawer. Matching extractor hood. Integrated counter level fridge, freezer and dishwasher. Tall larder cupboard. Twin bowl porcelain sink. Tiled flooring throughout with electric under floor heating. Three central heating radiators. Wood burning stove with slate hearth and feature oak lintel above. Power, TV and data points.

First Floor

Landing

Fitted carpet. Built-in linen cupboard. Doors to four bedrooms and the bathroom. Four Velux windows. Power points.

Bedroom 1

The main bedroom with vaulted ceiling, four Velux windows and uPVC double glazed windows to the front. The four Velux windows each have a solar blind and there are Roman and roller blinds to the front window. Fitted carpet. Central heating radiator. Power, TV and data points. Ceiling speaker. Recessed lights. Door to the en-suite.

En-Suite

Tiled floor and part timber clad walls. Suite comprising a freestanding bathroom, shower cubicle, wash hand basin with storage below and a WC. uPVC double glazed window with fitted shutters. Shaver point. Recessed lighting and ceiling speaker. Extractor fan.

Bedroom 2

A double bedroom with uPVC double glazed windows to the front and side - both with fitted blinds. Fitted carpet. Central heating radiator. Power, TV and data points. Ceiling speaker.

Bedroom 3

Another dual aspect double bedroom, this time with uPVC double glazed windows to the side and rear. Fitted carpet. Feature wood panelling. Power, TV and data points. Central heating radiator. Ceiling speaker.

Bedroom 4

Fitted carpet. uPVC double glazed window to the rear. Central heating radiator. Power, TV and data points. Ceiling speaker.

Bathroom

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Heated towel rail. Extractor fan. Recessed lights. Ceiling speaker.

Outside

Front

Front garden laid to lawn and with off road parking on both sides for two cars. Door to the storage room on one side and the driveway to the other side extends down to the main garage. Outside tap and lights. Natural stone paved pathway to the front door. Gated access to the rear garden.

Store Room

Aluminium door. Electric light and power. Fitted shelf. Power points.

Garage

1/3 of the original garage to the side of the house, with up and over door, light, power points and a data points.

Rear Garden

An enclosed, private rear garden with a southerly aspect. Predominantly laid to lawn and with a paved patio. Outside light. Covered area, previously part of the garage, with power points, speaker and a hot and cold water supply that gives the potential for the development of an outdoor kitchen. Area laid to artificial grass, ideal as a kids play space.

Additional Information

Tenure

The property is held on a freehold basis (WA186268).

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

2873 sq ft / 266.9 sq m.

Notes

The property had been upgraded and extended in 2015 and further extended in 2017 and 2021, with full re-wire and new central heating system in 2015. David Baker & Company retain a personal interest in this property.

Utilities

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

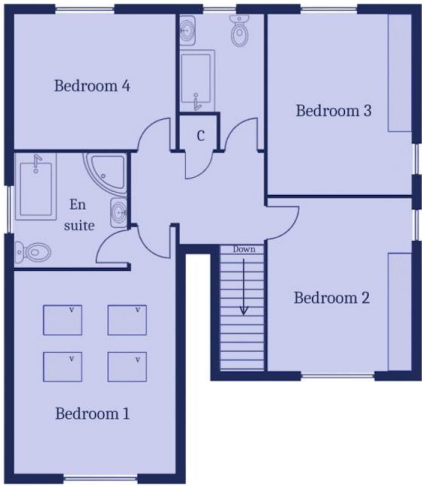
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor















