

8 Hewell Street

Penarth, Vale of Glamorgan, CF64 2JZ



A very well presented three bedroom terraced house, ideally placed for all that Cogan has to offer including the Leisure Centre, primary school, nursery and train station as well as access to Penarth Marina, the town centre, Cardiff and the M4. Comprising the entrance hall, open plan living / dining room, and a kitchen with dining space on the ground floor as well as the three bedrooms and spacious bathroom above. The property also has an enclosed, low maintenance rear garden. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£275,000

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Accommodation

Ground Floor

Entrance Hall

uPVC front door. Wood flooring. Dado rails and coved ceiling. Central heating radiator with cover. Power points. Door to the living room and open to the kitchen / diner.

Living Room *11' 4" into recess x 23' 5" total (3.46m into recess x 7.15m total)*

An open plan living room with uPVC double glazed window to the front and the rear. Fitted carpet throughout. Fireplace with wooden surround, gas fire and marble hearth. Fitted low cupboards and shelving to either side. Coved ceiling. Power points and TV point. Central heating radiator.

Kitchen *8' 6" x 10' 9" plus dining area (2.58m x 3.28m plus dining area)*

A kitchen with some dining space under the stairs. Wood flooring in the hall that goes into vinyl tiles in the kitchen. Fitted kitchen comprising wall units and base units with laminate work surfaces. Cooker with four burner gas hob, oven and grill. Space and plumbing for a washing machine and dryer. Space for fridge freezer. One and a half bowl stainless steel sink with drainer. uPVC double glazed windows to the side and rear. Part tiled walls. Power points. Recessed lights. Coved ceiling. uPVC double glazed door to the side into the garden.

First Floor

Landing

Fitted carpet to the stairs and landing. Coved ceiling. Recessed lights. Hatch to the loft space. Good space for wardrobe or cupboard. Doors to three bedrooms and the bathroom. Power points.

Bedroom 1 *9' 11" maximum x 12' 6" (3.01m maximum x 3.81m)*

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Dado rail and coved ceiling. Fitted carpet. Central heating radiator. Power points and TV point.

Bedroom 2 *7' 1" x 10' 7" (2.17m x 3.23m)*

Single bedroom with uPVC double glazed window to the front of the house. Fitted carpet. Coved ceiling. Power points and TV point. Central heating radiator.

Bedroom 3 *7' 7" x 10' 8" (2.3m x 3.24m)*

The second front facing single bedroom. Fitted carpet. Central heating radiator. Power points. uPVC double glazed window. Coved ceiling. TV point.

Bathroom *8' 5" x 10' 4" (2.57m x 3.16m)*

A quality, spacious modern bathroom to the rear of the property, with a suite comprising a freestanding bath with mixer tap, a walk-in shower with twin head mixer shower, a WC and a wash basin. Tiled floor and part tiled walls. uPVC double glazed window to the rear. Heated towel rail. Fitted shelving and a built-in cupboard with Worcester Bosch gas combination boiler. Extractor fan.

Outside

Rear Garden

An enclosed, low maintenance rear garden with areas of paving, stone chippings and lawn. Original stone wall to the rear.

Additional Information

Tenure

The property is held on a freehold basis (WA74933).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for 2024/25.

Approximate Gross Internal Area

875 sq ft / 81.3 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		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











