

11 Plassey Street

Penarth, Vale of Glamorgan, CF64 1EJ



A well-proportioned Victorian terraced house close to Penarth town centre and Dingle Road train station, with three bedrooms, two reception rooms and south facing garden. In good order throughout having been largely redecorated and externally re-rendered, the property is ideal for young families as well as those looking to downsize. There is an informal loft room which currently provides excellent home working space and the garden has lane access which does give potential for off-road parking. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£425,000

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Accommodation

Ground Floor

Hall

Timber flooring. Original doors to the living room and kitchen, with steps down to the kitchen. Original deep skirting boards, dado rail and cornice. Wooden front door. Central heating radiator. Stairs to the first floor. Under stair cupboard. Door to the WC.

Sitting Room *11' 1" into recess x 15' 5" into bay (3.38m into recess x 4.69m into bay)*

A very pleasant main reception room with uPVC double glazed bay window to the front and Original timber floor continued from the hall. Other Original features include the deep skirting boards, picture rails and cornice. Period style wooden fire surround with cast iron grate and gas fire. Power points and TV point. Central heating radiator. Fitted cupboards and shelving to both sides of the fireplace.

Living / Dining Room *16' 7" into recess x 12' 2" max (5.05m into recess x 3.72m max)*

Laminate flooring throughout. This is an open space that leads into the kitchen at the rear of the house, and with a large uPVC double glazed window overlooking the garden. Space for dining and lounge furniture. Coved ceiling. Power points. Central heating radiator.

WC

Tiled floor and part tiled walls. WC and wash hand basin. Extractor fan.

Kitchen *7' 7" x 11' 10" (2.31m x 3.61m)*

Vinyl flooring and part tiled walls. uPVC double glazed windows to two sides and a door into the garden. The kitchen comprises of wall units and base units and wood effect laminate work surfaces. Recess for cooker and plumbing for a washing machine, dryer and dishwasher. Recess for fridge freezer. Integrated extractor hood. One and a half bowl ceramic sink with drainer. Power points. Cupboard with Worcester Bosch gas boiler.

First Floor

Landing

Fitted carpet to the stairs and landing. Original doors to three bedrooms and the bathroom. Open tread staircase to the loft room.

Bedroom 1 *10' 6" x 12' 2" (3.21m x 3.71m)*

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator with cover. Fitted Venetian blinds to the window. Power points.

Bedroom 2 *10' 4" x 12' 5" (3.16m x 3.78m)*

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Power points. Central heating radiator.

Bedroom 3 *5' 10" x 7' 7" (1.78m x 2.3m)*

Ideal as a home working space, this room had a uPVC double glazed window to the front with Venetian blind, a carpet, central heating radiator and power points.

Bathroom *5' 10" x 9' 2" (1.78m x 2.8m)*

Tiled floor. Suite comprising a freestanding bath with mixer tap and hand shower fitting, a shower cubicle with dual head mixer shower, a WC and a wash hand basin with storage below. Part tiled walls. uPVC double glazed window to the rear. Heated towel rail. Extractor fan.

Loft Room *14' 6" max x 11' 6" max (4.42m max x 3.51m max)*

Very useful storage and ideal as a home working space or occasional bedroom. Fitted carpet. Velux window to the rear. Eaves storage. Power points.

Outside

Front

Area laid to stone chippings. Wall and gate.

Rear Garden

Areas of paving and stone chippings. Mature planting including feature magnolia tree. Gated access to the rear lane. Original stone walls.

Additional Information

Tenure

The property is held on a freehold basis (WA562829).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,124.01 for 2025/26.

Approximate Gross Internal Area

1106 sq ft / 102.8 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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











