

# 21 Charlotte Street

Penarth, The Vale Of Glamorgan, CF64 2JX



A renovated and loft converted three bedroom Victorian terraced property, located on a quiet no-through-road in Cogan, with a first floor bathroom and south facing garden. The property has some lovely original features including a number of timber floors, and has been well improved by the current owner, with additions including hardwood curtain furniture including oak finials throughout. Only a short walk away from shops, school, leisure centre and train station while giving convenient access into both Penarth and Cardiff. Ideal for first time buyers, downsizers and investors alike. Viewing strongly advised in order to be able to appreciate everything that this property has to offer. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£325,000**

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## **Accommodation**

### **Ground Floor**

#### **Porch 3' 0" x 4' 1" (0.91m x 1.25m)**

Tiled floor. uPVC double glazed panel front door. Open into the hall.

#### **Hall**

Very attractive restored parquet flooring. Doors to the living room and kitchen. Under stair storage area. Stairs to the first floor. Coved ceiling. Central heating radiator.

#### **Living / Dining Room 11' 5" maximum x 22' 4" maximum (3.47m maximum x 6.8m maximum)**

Open plan living/ dining room with engineered oak floor throughout. uPVC double glazed window to the front and door to the garden. Feature fireplace with marble hearth and wooden surround. Coved ceiling. Fitted shelving. Central heating radiator.

#### **Kitchen 8' 9" x 13' 1" (2.66m x 4m)**

Tiled floor. Fitted kitchen comprising wall units and base units with shaker style hand painted doors and laminate work surfaces. Integrated appliances including an electric oven, five burner gas hob and extractor hood over. Plumbing for dishwasher. Recess for fridge freezer. Cupboard with gas combination boiler. Coved ceiling. Part tiled walls. uPVC double glazed window to the side. Central heating radiator. Power points. Door into the utility room and a door into the garden.

#### **Utility Room 8' 7" maximum x 6' 0" maximum (2.61m maximum x 1.84m maximum)**

Wood effect vinyl floor. Fitted work surface with plumbing for washing machine and dryer below. WC and wash hand basin. uPVC double glazed window to the rear. Fitted shelving. Recessed lights. Power points.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Coved ceiling. Doors to both bedrooms and the bathroom. Stairs to the second floor.

#### **Bedroom 1 14' 9" into recess x 10' 11" (4.5m into recess x 3.33m)**

A spacious double bedroom across the full width of the front of the property and with two uPVC double glazed windows - both with Venetian blinds. The bedroom has a very attractive original timber floor, central heating radiator, power points and a coved ceiling.

#### **Bedroom 2 9' 3" into recess x 11' 0" (2.82m into recess x 3.35m)**

The second double bedroom, this time with a uPVC double glazed window to the rear. Once again, an original timber floor. Coved ceiling, central heating radiator and power points

#### **Bathroom 8' 10" x 10' 10" (2.68m x 3.29m)**

This is a well-proportioned, dual aspect bathroom with suite comprising a freestanding slipper bath with hand shower fitment, shower cubicle with overhead mixer shower, WC and pedestal wash hand basin. Heated towel rail. uPVC double glazed windows to the rear and side. Extractor fan. Shaver point. Wall mounted light and built-in cupboard with central heating radiator and fitted shelving.

### **Second Floor**

#### **Bedroom 3 11' 4" into recess x 17' 3" (3.46m into recess x 5.27m)**

A very useful additional double bedroom with study area. uPVC double glazed window to the rear and a Velux window to the front. Fitted carpet. Two central heating radiators. Power, phone and TV points. Eaves storage. Recessed lights.

Outside

Garden 17' 6" x 25' 0" (5.33m x 7.61m) plus side return

An enclosed rear garden, low maintenance and laid to paving and tiles. Southerly aspect. Timber shed. Raised planting beds with mature plants and trees including grape vine, rose bush and fig. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (WA41333).

Council Tax Band

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

Approximate Gross Internal Area

1054 sq ft / 98 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











