

35 Smithies Avenue

Penarth, Vale of Glamorgan, CF64 5SS



A welcoming, light and modern detached property offering very versatile and adaptable accommodation on a large plot, with extensive off-road parking and an excellent garden, with views towards the Bristol Channel and just a short walk from the Beach and Sully Primary School. The ground floor accommodation comprises the porch and central entrance hall, two bedrooms (one could be a lounge, the other has an en-suite bathroom), a living room, kitchen / diner, study and bathroom. In addition to that, there is a double bedroom on the first floor with views. The rear garden is private and would get sun all day, and as well as the in-and-out driveway to the front there is also a garden with pond and south facing sitting space. Viewing advised. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£620,000

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Accommodation

Ground Floor

Porch 4' 8" x 3' 7" (1.41m x 1.08m)

Laminate flooring. Composite front door with double glazed panel. Wooden glazed panel inner door. Electric light.

Entrance Hall 9' 10" x 11' 6" approx (3m x 3.5m approx)

Laminate flooring continued from the porch. Stairs to the first floor. Central heating radiator. Under stair cupboard. Power points. Coved ceiling. Doors to the lounge, bedroom, bathroom and living room.

Bedroom 3 / Lounge 10' 10" into recess x 16' 3" into bay (3.29m into recess x 4.96m into bay)

A wonderful sunny reception room with partial sea views. A south facing uPVC double glazed bay window to the front and a further window to the side, both of which bring in exceptional natural light. Central heating radiator. Power points. Coved ceiling. TV point. Currently used as a lounge but ideally suited as a double bedroom and is next to the bathroom.

Bathroom 5' 10" x 8' 2" (1.79m x 2.5m)

The family bathroom with a suite comprising a freestanding bath, WC and basin with storage below. Two uPVC double glazed windows to the side. Central heating radiator. Coved ceiling. Part tiled walls.

Bedroom 1 13' 0" x 11' 11" max (3.97m x 3.63m max)

The main bedroom, found on the ground floor and with a large uPVC double glazed window to the front and an en-suite. Laminate floor. Fitted wardrobes. Central heating radiator. Power points. Door to the en-suite.

En-Suite 8' 6" into shower x 4' 6" (2.6m into shower x 1.38m)

Luxury vinyl flooring. Suite comprising a shower cubicle with electric shower, WC and basin with storage below. Heated towel rail. Double glazed window to the side. Fitted mirror with light.

Living Room 20' 9" into recess x 10' 10" (6.32m into recess x 3.31m)

A spacious room accessed from the entrance hall and joining to the study and kitchen / diner. Modern laminate flooring throughout. Stone fireplace with gas fire. Recessed lights. Two central heating radiators. Power points and TV point. Coved ceiling.

Kitchen / Diner 15' 3" max x 21' 8" max (4.64m max x 6.6m max)

A large space with two adjoining kitchen areas along with dining space. The fitted kitchen comprises wall units and base units with grey stone effect laminate work surfaces. Integrated four zone induction hob. Freestanding cooker with electric oven and grill plus four burner gas hob, dishwasher and washing machine. Recess for an American style fridge freezer. Cupboard with gas boiler. uPVC double glazed windows to the side and rear. Recessed lights. Extractor fan. Power points. Two central heating radiators. Space for a dining table and chairs. uPVC double glazed sliding doors to the side onto the patio.

Study / Potential Bedroom 4 10' 7" x 7' 9" into recess (3.23m x 2.37m into recess)

An excellent home working space with high vaulted ceiling, uPVC double glazed windows to the front and rear, fitted carpet, central heating radiator and power points. This is another versatile room that could be utilised as a bedroom.

First Floor

Landing

Small landing with fitted carpet and two eaves cupboards. Door to bedroom 2.

Bedroom 2 11' 9" x 14' 11" (3.57m x 4.55m)

Double bedroom with Velux window to the rear and a uPVC double glazed window to the front with views over the Bristol Channel across Smithies Avenue. Eaves cupboards and built-in wardrobe. Power points and TV point. Central heating radiator.

Outside

Front

The property has a large frontage featuring an in-and-out driveway, lawn, pond and seating area - all with a southerly aspect. Mature trees, plants and hedging. Access to the garage. Gate to the rear garden.

Rear Garden

A very large and well landscaped rear garden, mostly lawned but with a very private patio area a second patio and timber decking. Mature hedging to the side and rear. Pathway from front to back. Raised planting beds. Storage shed. Numerous mature trees (including pear, apple and fig) and plants. Wide gated side access to the front. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (CYM466924).

Council Tax Band

The Council Tax band for the property is G, which equates to a charge of £3,251.11 for the year 2024/25.

Approximate Gross Internal Area

1375 sq ft / 127.7 sq m.

Utilities

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

Energy Performance Certificate

Floor Plan



















