

17 Baron Road

Penarth, Vale of Glamorgan, CF64 3UD



A charming four bedroom end-terrace period property with extended kitchen / diner and an attractive garden. Located in a very popular part of Penarth, very well placed for schools, and comprising an entrance hall, two reception rooms, the kitchen and a cloakroom on the ground floor along with the bedrooms, bathroom and a WC above. There is a well-sized front garden, and the rear garden has a detached garage with lane access. Requiring some upgrading now, but with excellent potential and ideal for young families. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

Offers Over £555,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Entrance Hall

Oak effect luxury vinyl floor. Central heating radiator. Wooden glazed panel front door. Original doors to the living room, sitting room and kitchen.

Front Room 23' 3" x 13' 3" into bay window (7.08m x 4.04m into bay window)

An impressive room across the full width of the front of the property. Fitted carpet. uPVC double glazed bay window and additional window to the front, both with fitted shutters. Fitted gas fire with wooden surround. Power points and TV point. Two central heating radiators.

Sitting Room 10' 11" x 13' 11" (3.34m x 4.24m)

A second sitting room, with uPVC double glazed window and door into the garden. Original wood block floor. Gas fire with wooden surround. Power points and TV point. Central heating radiator.

Kitchen 13' 1" maximum x 23' 5" (4m maximum x 7.13m)

An extended family kitchen with dining space and uPVC double glazed window overlooking the garden. Wood effect luxury vinyl flooring throughout. Fitted kitchen comprising wall units and base units with white gloss doors and wood effect laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood over. Plumbing for washing machine. Space for a fridge freezer. Ample space for a dining table and chairs. uPVC double glazed door into the garden and a door to the WC.

Cloakroom 3' 1" x 5' 6" (0.93m x 1.67m)

Vinyl floor. WC and wash hand basin. uPVC double glazed window to the rear. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard. Original doors to the bedrooms, bathroom and WC. uPVC double glazed window to the side.

Bedroom 1 12' 2" into recess x 16' 0" (3.7m into recess x 4.87m)

Double bedroom with uPVC double glazed bay window to the front of the property. Fitted carpet. Fitted bedroom furniture. Central heating radiator. Power points. Fitted shutters. TV point.

Bedroom 2 11' 2" x 14' 7" (3.4m x 4.44m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Original moulded cornice. Central heating radiator. Power points.

Bedroom 3 10' 8" x 9' 9" (3.26m x 2.98m)

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

Bedroom 4 9' 7" x 7' 5" (2.91m x 2.27m)

Single bedroom with uPVC double glazed window overlooking the garden. Fitted carpet. Wash hand basin. Central heating radiator. Power points.

Bathroom 7' 9" x 4' 11" (2.36m x 1.51m)

Suite comprising a walk-in shower with electric shower and a wash hand basin. Heated towel rail. uPVC double glazed window to the side. Fully tiled walls and a vinyl floor. Hatch to the loft space.

WC 2' 9" x 4' 0" (0.83m x 1.22m)

uPVC double glazed window to the rear. Vinyl floor. Part tiled walls. WC. Central heating radiator.

Outside

Front

Front garden laid to slate chippings, with original brick wall and deep planting beds. Pathway to the front door and gated access to the rear garden.

Garage 10' 0" x 15' 2" (3.04m x 4.63m)

A detached single garage with roller shutter door onto the rear lane. uPVC double glazed window and door to the garden.

Rear Garden

A mature rear garden predominantly laid to lawn and with a paved patio, gated side access to the front and a garage with lane access.

Additional Information

Tenure

We have been informed by the vendors that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,338.40 for the year 2024/25.

Approximate Gross Internal Area

1399 sq ft / 130 sq m.

Floor Plan



This drawing is for illustrative purposes only (not to scale)
Copyright © 2023 ViewPlan.co.uk (Ref: VP24-FGS-1, Rev: Org)

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









