

145 Lavernock Road

Penarth, Vale of Glamorgan, CF64 3RN



A very spacious and high quality five bedroom semi-detached house, fully renovated, extended and reconfigured by the current owners and offering excellent accommodation for families and couples of all ages. As well as being extended and loft converted, the renovation has included a full re-wire, new central heating system, windows with shutters, internal carpentry, decoration, new kitchen, bathrooms, new roof and external landscaping on the front, side and rear. The location is within easy reach of many local amenities including schools, parks and playgrounds, Cosmeston Lakes and the Esplanade. Viewing is advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£779,500

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Accommodation

Ground Floor

Entrance Hall

Wooden front door with glazed panels. Tiled floor. Doors to the two reception rooms, the cloakroom and the utility room. Stairs to the first floor. Central heating radiator. Power points.

Sitting Room *11' 0" x 12' 11" (3.36m x 3.93m)*

Fitted carpet. Large uPVC double glazed window to the front with fitted shutters. Central heating radiator. Power points. Fireplace with tiled surround and hearth along with an oak lintel and a stove style electric fire. Coved ceiling.

Living Room *19' 1" max into recess x 12' 5" (5.81m max into recess x 3.79m)*

An open plan space that joins the kitchen and that has a wonderful southerly aspect overlooking the garden with excellent natural light. Laminate floor throughout. Tiled fireplace with wood burning stove. Power points and TV point. Tall central heating radiator.

Kitchen / Diner *21' 1" x 12' 5" (6.43m x 3.79m)*

A fantastic kitchen / dining space to the rear of the house with double glazed window and bi-fold doors onto the garden and a large roof lantern. The fitted kitchen comprises wall units, base units and a central island with off white Shaker style doors and light granite work surfaces. Aga with two cooking rings, double oven and warming drawer (Aga can be removed by the sellers if not required). Integrated dishwasher, electric oven and grill. Extractor hood. Single bowl countersunk Belfast style sink. The dining area has plenty of space for a table and chairs and also has a tall radiator and recessed lights. This area has Karndean flooring throughout.

Pantry *5' 0" x 5' 3" (1.52m x 1.59m)*

Accessed from the kitchen and with plenty of storage space, electric light and power points.

Utility Room *8' 11" x 10' 5" max (2.72m x 3.18m max)*

Karndean flooring. Fitted wall and base units with laminate work surfaces. Plumbing for a washing machine and dryer. Single bowl stainless steel sink. uPVC double glazed window to the side with fitted shutters. Power points. Additional coat cupboard.

WC *8' 11" x 2' 10" (2.72m x 0.86m)*

Karndean flooring. WC and sink with storage below. Central heating radiator. Power points. uPVC double glazed window to the side with fitted shutters.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the front with fitted shutters. Fitted storage cupboard. Central heating radiator. Power points. Doors to three bedrooms and the bathroom. Stairs to the second floor.

Bedroom 1 *15' 2" max into wardrobes x 12' 5" (4.62m max into wardrobes x 3.78m)*

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

Bedroom 2 *11' 1" x 12' 10" (3.38m x 3.92m)*

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

Bedroom 3 *9' 1" x 12' 6" to doorway (2.76m x 3.82m to doorway)*

A double bedroom, currently used as a work room / study. uPVC double glazed window to the rear with fitted shutters. Built-in wardrobes. Laminate floor. Power points. Central heating radiator.

Bathroom 5' 7" x 8' 10" (1.71m x 2.69m)

Suite comprising a shower cubicle with twin head mixer shower, freestanding bath with hand shower fitting, a WC and a pedestal sink. Part tiled walls and tiled floor. uPVC double glazed window to the side with fitted shutters. Recessed lights. Extractor fan. Heated towel rail. Fitted cabinet with mirrored doors.

Second Floor

Landing

Fitted carpet to the stairs and landing. Two Velux windows. Central heating radiator. Eaves storage. Doors to two bedrooms, bathroom and a store room. Recessed lights and power points.

Bedroom 4 10' 8" into wardrobe x 12' 1" (3.26m into wardrobe x 3.68m)

Double bedroom with uPVC double glazed window to the rear, with fitted shutters. Built-in shelving and wardrobe. Fitted carpet. Central heating radiator. Power points.

Bedroom 5 7' 2" x 12' 1" (2.19m x 3.68m)

The final bedroom and another well-proportioned, versatile room that would be ideal as a home office. uPVC double glazed window to the rear with fitted shutters. Fitted carpet. Central heating radiator. Power points.

Bathroom 4' 4" x 11' 1" (1.32m x 3.39m)

Suite comprising a paneled bath, walk-in shower with twin head mixer shower, a WC and a pedestal sink. Tiled floor and tiled walls. uPVC double glazed window to the rear with fitted shutters. Recessed lights and extractor fan. Heated towel rail. Fitted mirror with lights.

Store 6' 10" x 6' 7" (2.09m x 2m)

A useful store room with Velux window to the front and a wall mounted gas combination boiler. Laminate floor. Recessed lights. Central heating radiator.

Outside

Front

Good off road parking laid to block paving. Attractive hedging and external porch over the front door and with electric light.

Rear Garden

A private and very attractively landscaped rear garden with a southerly aspect, and numerous different areas that can be enjoyed. A generous paved patio from the bi-fold doors leading out from the kitchen, ideal as a seating area and giving access to the side space. Steps up to the main level, which has a continuation of the paving, planting beds to both sides and a timber summer house. The paved pathway leads all the way to the end of the garden where a greenhouse and large, secure storage shed can be found. This storage shed has power and lighting and there are additional external power points and lights on the main patio.

Side

A paved area with gated access to the front. Paved patio from the rear garden. Storage shed. Outside tap and lights.

Additional Information

Tenure

The property is held on a freehold basis (CYM195738).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,448.16 for 2024/25.

Approximate Gross Internal Area
1935 sq ft / 179.8 sq m.

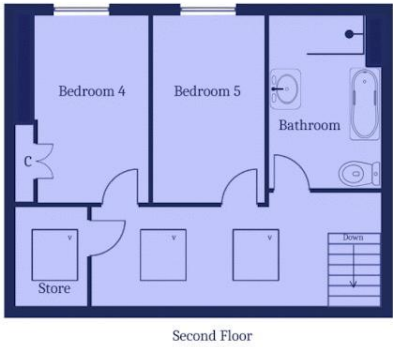
Utilities

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		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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