

# 53 Byrd Crescent

Penarth, Vale of Glamorgan, CF64 3QU



A renovated three bedroom semi-detached house with open plan kitchen / diner, off road parking and an excellent, westerly rear garden. The property has been upgraded and renovated by current and previous owners, to include a new roof, and is in excellent condition throughout, whilst retaining further potential to extended. There is a living room with windows to the front and rear on the ground floor as well as the kitchen / diner plus three bedrooms and the bathroom above. The location is ideal for access to parks and schools as well as giving convenient access into Penarth town centre. Sold with no onward chain. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£379,950**

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## **Accommodation**

### **Ground Floor**

#### **Living Room** *13' 0" maximum x 17' 11" (3.97m maximum x 5.47m)*

A spacious living room with uPVC double glazed windows to the front and rear, both with fitted Venetian blinds. Central heating radiator. Power points and TV point. Coved ceiling.

#### **Kitchen / Diner** *13' 5" maximum x 17' 11" (4.09m maximum x 5.45m)*

An open plan kitchen / dining space accessed directly from the front door that provides an excellent feeling of space the minute you enter the property. Composite front door and uPVC double glazed windows to the front, and to the rear overlooking the garden. uPVC double glazed door into the rear garden. Tiled floor throughout. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and an extractor hood over. Single bowl stainless steel sink with drainer. Plumbing for washing machine and space for fridge freezer. Two central heating radiators. Recessed lights. Part tiled walls. Dining space and a seating area.

### **First Floor**

#### **Landing**

Fitted carpet. To the stairs and landing. uPVC double glazed window to the rear. Doors to all three bedrooms and the bathroom. Hatch to the loft space.

#### **Bedroom 1** *11' 5" maximum x 12' 1" (3.47m maximum x 3.68m)*

Double bedroom with uPVC double glazed window to the front, built-in wardrobe and a built-in cupboard housing the gas combination boiler. Fitted carpet. Central heating radiator. Power points. Coved ceiling. Fitted Venetian blinds to the window.

#### **Bedroom 2** *10' 7" x 11' 6" into doorway (3.22m x 3.5m into doorway)*

The second front facing double bedroom, with uPVC double glazed window to the front looking down Dowland Road. Fitted carpet. Central heating radiator. Built-in cupboard. Coved ceiling. Venetian blinds to the window. Power points.

#### **Bedroom 3** *10' 9" into recess x 8' 3" (3.27m into recess x 2.51m)*

Fitted carpet. uPVC double glazed window to the rear overlooking the garden. Coved ceiling. Central heating radiator. Power points.

#### **Bathroom** *10' 3" into recess x 5' 6" (3.13m into recess x 1.68m)*

A fully tiled family bathroom with suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Heated towel rail. Recessed lights. Extractor fan. uPVC double glazed window to the rear.

## **Outside**

### **Front**

Off road parking to the front laid to hardstanding and stone chippings. Gated access to the rear garden. Covered external porch over the front door.

### **Rear Garden**

An enclosed, westerly rear garden laid to lawn and with areas of timber decking and stone chippings. Access to the store / studio. Well stocked planting bed to one side. Timber bin store. Outdoor power points and tap.

### **Store / Studio**

A very versatile space split into two sections (both 2.85m x 2.85m) this is timber-built but insulated and has power and light. Ideal for use as a store, but also as a home office, gym and / or play space.

Additional Information

Tenure

The property is held on a freehold basis (WA181094).

Council Tax Band

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

Approximate Gross Internal Area

839 sq ft / 78 sq m.

Utilities

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

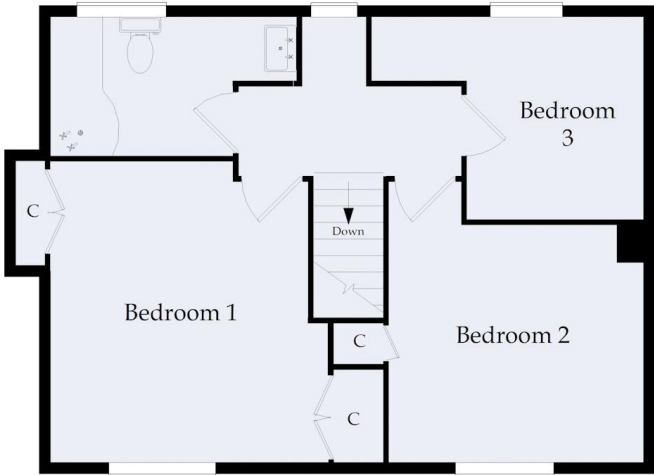
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

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