

# 23 Wood Street

Penarth, Vale of Glamorgan, CF64 2NH



A traditional three bedroom Victorian terraced property, located in an excellent spot close to Penarth town centre, within easy reach of schools, the Cornerswell Road shops, Dingle Road train station and Victoria playing fields and offering excellent family accommodation. The property comprises the porch, entrance hall, two reception rooms, shower room and extended kitchen / diner on the ground floor along with the three bedrooms and a spacious bathroom above. The property would benefit from upgrading throughout but does retain a number of original features and has excellent potential. There is an enclosed, westerly rear garden and the property is being sold with no onward chain. EPC: D.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £395,000

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## **Accommodation**

### **Ground Floor**

#### **Porch 3' 2" x 3' 3" (0.96m x 1m)**

uPVC double glazed front door. Fitted door matt. Timber inner door with glazed panels. Part tiled walls. Original cornice.

#### **Hall**

Laminate flooring. Central heating radiator. Original cornice and arch. Stairs to the first floor. Doors to the reception room and shower room. Open to the kitchen. Built-in cupboards and a under stair storage area. Wall mounted electrical consumer unit and cupboard with electric meter. Power points.

#### **Lounge 13' 1" into recess x 14' 0" into bay (3.98m into recess x 4.26m into bay)**

Stripped wooden floor, along with original cornice, picture rails and ceiling rose. uPVC double glazed bay window to the front. Fireplace with wooden surround, granite hearth and fitted gas fire. Power points. Central heating radiator. Fitted shelving.

#### **Dining Room 10' 11" x 10' 10" (3.34m x 3.3m)**

Laminate flooring. Central heating radiator. uPVC double glazed window to the rear. Original cornice and picture rails. Power points.

#### **Shower Room 4' 2" x 5' 1" (1.27m x 1.54m)**

Suite comprising a corner shower cubicle with electric shower, a WC and a sink. Vinyl floor. Heated towel rail. Extractor fan. Tiled walls.

#### **Kitchen / Diner 9' 11" x 16' 9" (3.02m x 5.1m)**

Vinyl flooring. uPVC double glazed door to the side and windows to the side and rear. Two Velux windows. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, grill, four burner gas hob and an extractor hood. Space for fridge freezer and plumbing for a washing machine and dishwasher. Single bowl stainless steel sink with drainer. Part tiled walls. Power points. Wall mounted gas boiler.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Built-in cupboard. Doors to three bedrooms and the bathroom. Hatch to the front loft space with loft ladder - the loft space is partially boarded and has an electric light. Power points.

#### **Bedroom 1 9' 11" into recess x 10' 9" (3.02m into recess x 3.27m)**

Bedroom to the front of the house. uPVC double glazed window to the front. Fitted carpet. Two fitted wardrobes. Central heating radiator. Power points. Coved ceiling.

#### **Bedroom 2 10' 1" x 12' 7" into recess (3.07m x 3.84m into recess)**

A double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Hatch to the rear loft space.

#### **Bedroom 3 6' 6" x 10' 8" max (1.97m x 3.26m max)**

Single bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

#### **Bathroom 10' 0" x 10' 10" (3.06m x 3.3m)**

A large bathroom with uPVC double glazed window to the rear and a suite comprising a paneled bath with electric shower and glass screen, a WC and a sink with storage below. Central heating radiator. Fitted shelving. Extractor fan.

Outside

Front

A paved front garden with original red brick stone wall and iron gate. Brick path to the front door. Outside light. Area laid to stone chippings.

Rear Garden

An enclosed rear garden with westerly aspect and gated access to the lane. Generous side return. Laid to paving. Plastic storage shed and separate container. Raised planting bed to one side. Outside tap and light.

Additional Information

Tenure

The property is held on a freehold basis (WA881640).

Council Tax Band

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

Approximate Gross Internal Area

1067 sq ft / 99.1 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		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



## Floor Plan



For illustrative purposes  
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