

28 St Peters Road

Penarth, Vale of Glamorgan, CF64 3PP



A classic 1950s/60s built three bedroom semi-detached house in a popular location, ideal for first time buyers and small families and located close to schools and Cosmeston Lakes as well as other parks and amenities. The property comprises a porch, larger entrance hall, living room, kitchen and cloakroom on the ground floor along with three bedrooms and a bathroom above. The property has good off road parking to the side, a garage and an enclosed rear garden with a southerly aspect. Sold with no onward chain. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£290,000

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Accommodation

Ground Floor

Porch 5' 11" x 3' 10" (1.8m x 1.16m)

Tiled floor. Wood effect uPVC double glazed front door. uPVC double glazed windows to the front and side and an inner door to the hall. Recessed light.

Entrance Hall 10' 6" x 7' 1" (3.19m x 2.16m)

Tiled flooring. Stairs to the first floor. Central heating radiator. Power points. uPVC double glazed window to the front. Doors to the living room, kitchen and cloakroom.

Living Room 10' 6" into recess x 17' 11" (3.2m into recess x 5.46m)

A spacious sitting room with uPVC double glazed window to the front - with fitted roller blind - and doors to the rear. Fitted carpet. Fireplace with wooden surround and gas fire. Central heating radiator. Power points. Coved ceiling. TV point.

Kitchen 13' 6" x 10' 5" (4.12m x 3.17m)

Tiled floor. uPVC double glazed window - with fitted roller blind - and door overlooking and giving access to the garden. Fitted kitchen comprising wall units and base units with laminate work surfaces. Freestanding cooker with extractor hood over. Plumbing for washing machine. Space for fridge freezer. Single bowl stainless steel sink with drainer. Built-in cupboard with gas combination boiler. Power points. Central heating radiator. Under stair cupboard.

Cloakroom 2' 7" x 4' 0" (0.8m x 1.23m)

Tiled floor continued from the hall. uPVC double glazed window to the side. WC. Part tiled walls.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space. Power points. Doors to the three bedrooms, shower room and bathroom.

Bedroom 1 13' 7" x 11' 8" (4.13m x 3.56m)

Double bedroom with uPVC double glazed window to the front, with fitted roller blind. Fitted carpet. Fitted wardrobes. Recess for storage over the stairs. Roller blind to the window. Power points. Central heating radiator.

Bedroom 2 10' 6" x 11' 8" into doorway (3.21m x 3.56m into doorway)

Double bedroom, again with uPVC double glazed window to the front with fitted roller blind. Fitted wardrobes and shelving. Built-in cupboard over the stairs. Fitted carpet. Power points. Central heating radiator.

Bedroom 3 10' 11" into recess x 8' 2" (3.33m into recess x 2.5m)

Single bedroom with uPVC double glazed window to the rear overlooking the garden, with fitted roller blind. Fitted carpet. Power points. Central heating radiator. Recess for storage.

Bathroom 7' 6" max x 5' 7" max (2.28m max x 1.69m max)

Newly fitted bathroom, with vinyl floor, part paneled walls and a suite comprising a bath with mixer shower and a sink with storage below. Heated towel rail. uPVC double glazed window to the rear.

Shower Room 8' 0" x 2' 9" (2.44m x 0.83m)

Shower cubicle and WC. Two uPVC double glazed windows to the rear. Vinyl floor tiles. Part tiled walls.

Outside

Front

Off road parking to the front for one to two cars laid to block paving. Gated access to the rear. Area to slate chippings. Mature Camellia bush.

Garage

A detached garage with wide double doors to the garage. Power points.

Rear Garden

A private, enclosed rear garden, mostly laid to paving and with a pleasant westerly aspect. There are a number of planting beds along with mature trees and access to the garage. Outside tap. Gated access to the front driveway. Outside light.

Additional Information

Tenure

The property is held on a freehold basis (WA265314).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Approximate Gross Internal Area

885 sq ft / 82.2 sq m.

Utilities

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

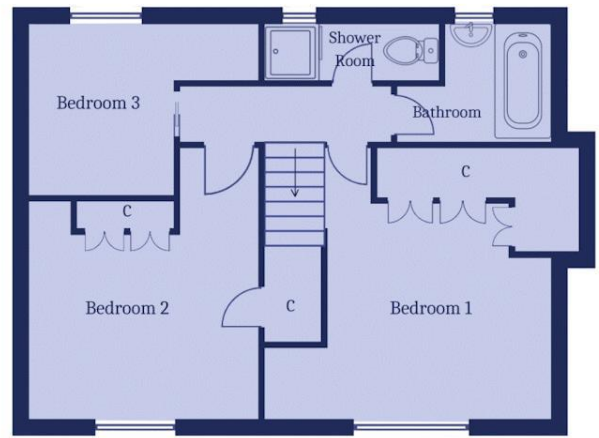
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

For illustrative purposes
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