

# 34 Brockhill Way

Penarth, Vale Of Glamorgan, CF64 5QD



A detached three bedroom property situated in a quiet, popular location close to Glamorganshire Golf Club and within easy reach of local Spar with Post Office, public transport links, Cosmeston Lakes, schools, the Cliff Walk and Railway Path. It offers ideal accommodation for a single person or a couple, young or retired and is ideal for investors. The property is easy to run and maintain, with gas central heating and uPVC double glazing throughout. There is a small front garden with off road parking to the side leading to a garage and a pleasant enclosed rear garden. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**Offers over £400,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Entrance Hall**

uPVC double glazed front door. Power point.

#### **Lounge** 14' 1" into recess x 14' 10" (4.29m into recess x 4.53m)

Power points. Coved ceiling. Fireplace with fitted electric fire. Two uPVC double glazed windows. TV point. Central heating radiator. Wooden flooring. Dimmable lights.

#### **Kitchen / Breakfast Room** 9' 7" x 14' 10" (2.92m x 4.52m)

Ceramic tiled floor. Fitted kitchen comprising a range of wall cupboards and base units and formica worktops. Integrated fridge freezer, space for a cooker, plumbing for a washing machine and an outlet for a tumble dryer. One and a half bowl stainless steel sink with drainer. Gas point. Power points. Cupboard with gas central combination boiler. Ample space for a table and chairs. Central heating radiator. TV point. Double glazed sliding patio door into conservatory.

#### **Conservatory** 11' 0" x 8' 8" (3.36m x 2.65m)

uPVC double glazed windows and double doors with fitted blinds overlooking the rear garden. Wooden flooring. Power points. Central heating radiator. TV point.

### First Floor

#### **Landing**

Fitted carpet to stairs and landing. Central heating radiator with cover. Coved ceiling.

#### **Bedroom 1** 10' 10" x 8' 2" plus doorway (3.3m x 2.49m plus doorway)

Built-in wardrobe. TV point. Wooden flooring. Coved ceiling. uPVC double glazed window with fitted vertical blind. Central heating radiator. Power points.

#### **Bedroom 2** 9' 8" x 8' 2" plus doorway (2.95m x 2.48m plus doorway)

Built-in cupboard with shelving. Airing cupboard with central heating radiator. uPVC double glazed window with fitted blind.

#### **Bedroom 3** 7' 10" x 6' 4" (2.4m x 1.93m)

A single bedroom, currently used as a dressing room with fitted clothes storage. Power points. Central heating radiator. uPVC double glazed window with fitted blind.

#### **Bathroom** 6' 6" x 6' 5" (1.99m x 1.96m)

White suite comprising panelled bath with shower and screen, WC and a vanity unit with wash hand basin and cupboard. Part tiled walls. Heated towel rail. uPVC double glazed window with fitted roller blind.

### Outside

#### **Front**

There is a small front garden with a driveway to the side leading to the garage.

#### **Garage**

Up and over door. Electric light. Power point.

#### **Rear**

There is an attractive, enclosed rear garden laid to lawn and flowerbeds with paved patio and gate to the side leading back to the front. Outside power point. Electric lighting.

**Additional Information**

**Tenure**

The property is held on a freehold basis.

**Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2,596.01 for the year 2025/26.

**Approximate Gross Internal Area**

775 sq ft / 72 sq m.

**Utilities**

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

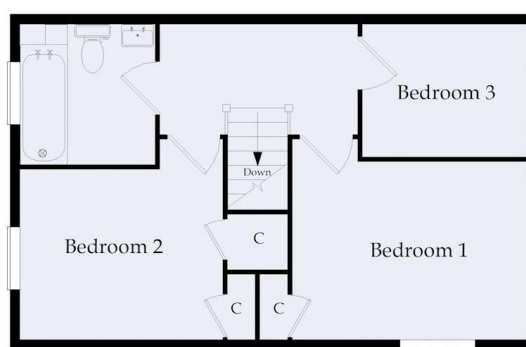
**Energy Performance Certificate**

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

**Floor Plan**



Ground Floor



First Floor

This drawing is for illustrative purposes only (not to scale)  
 Copyright © 2024 ViewPlan.co.uk (Ref: VP24-IAT-1, Rev: Org)









