

10 Osprey Close

Penarth, The Vale Of Glamorgan, CF64 5FD



A modern, extended two bedroom detached house located in the very popular Lavernock Park development close to The Railway Path, Cosmeston Lakes and the Cliff Walk. Being sold with no onward chain and ideal for a wide range of buyers including first time buyers, downsizers and investors. The extended ground floor comprises a porch, living room, kitchen / diner, shower room and an area currently used as home working space. There are then the two bedrooms and the bathroom above. Off road parking to the front and an enclosed rear garden with westerly aspect. An excellent property that must be viewed. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£335,000

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Accommodation

Ground Floor

Porch 4' 11" x 4' 5" (1.51m x 1.34m)

uPVC double glazed front door and window. Fitted carpet. Door into the living room.

Living Room 12' 4" x 17' 4" (3.75m x 5.28m)

The main reception room to the front of the property. Fitted carpet. uPVC double glazed window with fitted Venetian blinds. Stairs to first floor. Power points. Television point. Door to the inner hall giving access to the shower room and kitchen / diner. Under stairs cupboard. Fitted gas fire with wooden surround and marble hearth. Phone point. Central heating radiator.

Inner Hall 6' 4" x 7' 0" (1.93m x 2.13m)

Currently being used as a very effective home working space. Fitted carpet. Door to the shower room and open to the kitchen / diner. Phone point. Central heating radiator. Recessed lights.

Shower Room 9' 10" x 6' 10" plus WC (3m x 2.08m plus WC)

An spacious ground floor shower room with ceramic tiled floor and part tiled walls. Suite comprising wash basin with vanity unit, walk in shower with mixer shower, and a WC. Two uPVC double glazed windows to the side with fitted Venetian blinds. Recessed lighting. Airing cupboard with gas central heating boiler.

Kitchen / Diner 15' 10" x 9' 4" (4.83m x 2.84m)

This excellent family kitchen / dining has a uPVC double glazed window and patio doors to the rear garden along with two high level Velux windows. Fitted kitchen with wall and base units, white gloss doors and black granite effect laminate work surfaces. Single bowl stainless steel sink with drainer. Integrated Lamona appliances including electric oven, combination microwave, fridge, freezer, dishwasher and a four burner gas hob with extractor fan over. Ample space for dining table and chairs. Ceramic tiled floor and part tiled walls. Plumbing for washing machine. Power points. Recessed lights.

First Floor

Landing

Fitted carpet to stairs and landing. Phone point. Hatch to loft space. Power point.

Bedroom 1 12' 4" x 11' 1" into doorway (3.75m x 3.38m into doorway)

Double bedroom to the front, with fitted carpet, central heating radiator, power points and uPVC double glazed window with fitted Venetian blind.

Bedroom 2 12' 4" x 7' 1" (3.75m x 2.16m)

Bedroom to the rear with fitted carpet, uPVC double glazed window, power points, central heating radiator and a storage cupboard with water tank.

Bathroom 8' 2" x 4' 9" (2.5m x 1.45m)

Ceramic tiled floor and fully tiled walls. Central heating radiator. Walk-in shower with electric power shower, WC and a pedestal sink. uPVC double glazed window to the side with fitted roller blind. Storage cupboard.

Outside

Front

Off road parking for two cars laid to block paving. Small area of lawn. Gated access to the rear garden.

Rear Garden

A private and west facing rear garden with decked terrace and lawn. Timber shed. Outside light and water tap. Side access to the front.

Additional Information

Tenure

The property is held on a freehold basis (CYM150974).

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

787 sq ft / 73.1 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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











