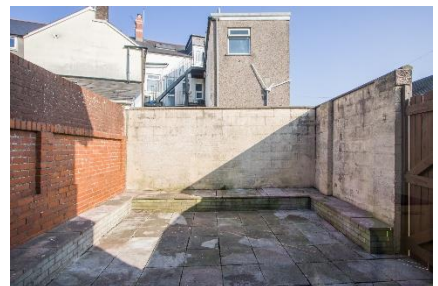


# 9a Salop Street

Penarth, Vale of Glamorgan, CF64 1HF



A completely unique, detached town centre property, ideal for anyone looking for modern, easy to maintain living within easy reach of shops, bars, restaurants and public transport links. Comprises a spacious central hall, living room and kitchen on the ground floor, along with two double bedrooms and a bathroom above. The property has been decorated throughout, has new flooring and a new central heating system (boiler and radiators). There is still plenty of potential for a new bathroom and kitchen to suit any style and taste. The property has a low maintenance rear garden which could also provide off road parking if desired. Sold with no onward chain. Viewing advised. EPC: C.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £250,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
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## **Accommodation**

### **Ground Floor**

#### **Hall 8' 10" x 14' 3" (2.68m x 4.34m)**

New fitted carpet and central heating radiator. Power point. Stairs to the first floor and doors to the living room and kitchen.

#### **Living Room 10' 10" max x 14' 3" max (3.31m max x 4.34m max)**

A nicely sized sitting room with large uPVC double glazed window to the front. New fitted carpet and central heating radiator. Power points.

#### **Kitchen 7' 11" x 14' 2" (2.42m x 4.33m)**

Tiled floor and part tiled walls. Dual aspect with uPVC double glazed window to the front and a window and door to the side into the garden. Fitted kitchen comprising base units with laminate work surfaces. Cupboard with new gas combination boiler. Single bowl stainless steel sink with drainer. Power points.

### **First Floor**

#### **Landing**

Fitted carpet. Doors to both bedrooms and the bathroom.

#### **Bedroom 1 10' 10" max x 14' 2" max (3.31m max x 4.32m max)**

Double bedroom with new fitted carpet, new central heating radiator and a uPVC double glazed window to the front.

#### **Bedroom 2 7' 10" x 14' 2" (2.4m x 4.32m)**

The second double bedroom, once again with uPVC double glazed window to the front. Built-in cupboard over the stairs. New fitted carpet and central heating radiator. Power points.

#### **Bathroom 5' 4" x 10' 9" (1.63m x 3.27m)**

Vinyl flooring. uPVC double glazed window to the front. Suite comprising a paneled bath with electric shower, WC and sink. Part tiled walls. uPVC double glazed window to the front with obscured glass. Wall mounted cabinet with mirrored doors.

### **Outside**

#### **Garden**

The property benefits from a side garden, laid to paving and with large gates onto Salop Street that would allow for off-road parking if required. The garden has an easterly aspect and is low maintenance - a real blank canvas.

## **Additional Information**

#### **Tenure**

The property is held on a freehold basis (WA563164).

#### **Council Tax Band**

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

#### **Approximate Gross Internal Area**

763 sq ft / 70.9 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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















