

2 Tower Hill Avenue

Penarth, Vale of Glamorgan, CF64 3BH



A very rare opportunity to purchase one of a small number of Grade II listed stone cottages, built in the mid-1800s for coastguard staff. This particular property benefits from having ownership of the original wash house for the terrace and has accommodation comprising a kitchen and lounge on the ground floor plus two bedrooms and a bathroom above. There is off road parking and a garden to the rear (from Tower Hill) and a garden with the wash house to the front (not visible from Tower Hill). The location is perfect for access into the town centre, transport links and Esplanade whilst being very quiet and private. Viewing is highly recommended. No chain. EPC: D.

**David
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Accommodation

Ground Floor

Living Room 17' 1" into recess x 11' 1" (5.2m into recess x 3.39m)

A very attractive reception room to the rear of the property and with uPVC double glazed window overlooking the garden and a matching door leading out. Original timber floor. Charming exposed stone chimney breast and fireplace with gas fire and low level cupboards to either recess. Power points and TV point. Central heating radiator.

Kitchen 14' 0" x 8' 0" (4.27m x 2.45m)

uPVC door to the front with window above. Slate tile and timber floor. Fitted kitchen comprising wall units and base units with wooden doors and work surfaces. Gas cooker with oven and four burner hob. Single bowl stainless steel sink with drainer. Recess for fridge freezer. Part tiled walls. uPVC double glazed window to the front. Built-in cupboard with gas boiler and under stair cupboard. Power points. Central heating radiator. Space for dining table and chairs. Stairs to the first floor.

First Floor

Landing

Fitted carpet. Doors to the bedrooms and bathroom. Loft hatch.

Bedroom 1 14' 2" x 8' 6" (4.33m x 2.59m)

Double bedroom to the front overlooking the front garden and wash house. Fitted carpet. Two uPVC double glazed windows. Central heating radiator. Original fireplace with cast iron grate and surround. Power points and TV point. Central heating radiator. Fitted wardrobe with attractive timber doors.

Bedroom 2 9' 4" x 11' 0" (2.84m x 3.35m)

Double bedroom to the rear of the house overlooking the parking space and garden. uPVC double glazed window. Fitted carpet. Central heating radiator. Power points. Original fireplace with cast iron grate and surround.

Bathroom 7' 2" x 8' 1" (2.19m x 2.46m)

Painted timber floor. Suite comprising walk-in shower with mixer shower, WC and wash hand basin with storage below tiled splashback and a tiled work surface. uPVC double glazed window to the rear. Heated towel rail.

Outside

Front

An enclosed front garden accessed via a footpath to the side of the terrace. Laid to paved patio and hardstanding. Planting beds to one side. Original stone walls to the rear and to one side. Numerous plant pots. Access to the wash house. Outside light and water tap.

Wash House 15' 0" x 11' 1" (4.58m x 3.39m)

The original wash house for the terrace. Tiled floor. Wooden windows to the side and front. Electric power and light. Wash hand basin with hot and cold water. Plumbing for washing machine. Fitted shelving.

Rear Garden

Accessed from Tower Hill, with off road parking for up to two cars in the initial section. There is then a further area that leads to the house, laid to lawn and with mature planting on all sides. Paved footpath to the door and a patio area. Outside light.

Additional Information

Listing Status

The property is Grade II listed. Due to the configuration of the row of cottages the property cannot be extended in any way.

Tenure

The property is held on a freehold basis (WA765805).

Council Tax Band

The Council Tax band for this property is F which equates to a charge of £3,068.02 for the year 2025/26.

Approximate Gross Internal Area

667 sq ft / 62 sq m (not including wash house).

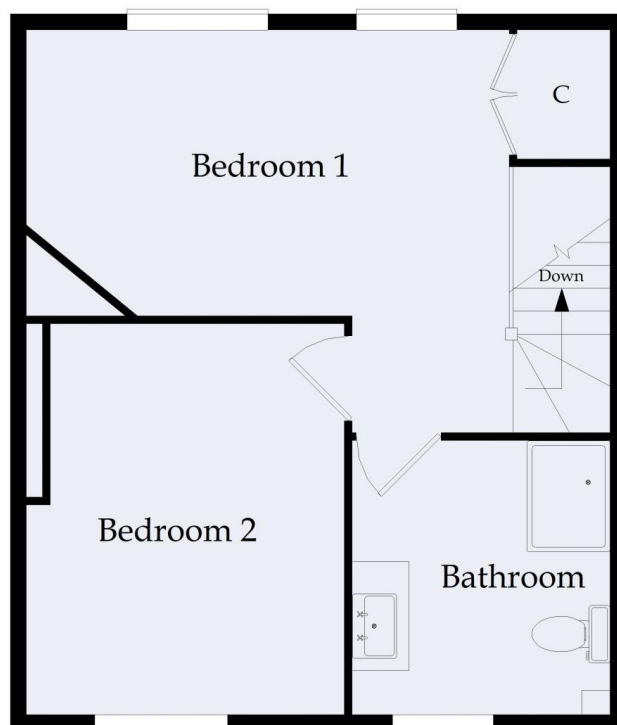
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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)

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