

15 Plassey Square

Penarth, Vale of Glamorgan, CF64 1HD



A very well improved, extended and loft converted four bedroom mid-terraced period property, with original features and views across Plassey Square park to the front. The property comprises two reception rooms plus the kitchen / diner and a ground floor cloakroom, three first floor bedrooms and a bathroom as well as a second floor bedroom with en-suite. The rear garden is laid to timber decking and artificial grass and has lane access. The property is located in an excellent spot for access into the town centre, Dingle Road train station and Albert Road school as well as the park. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£599,950

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Entrance Hall

Composite front door with glazed panels and a glazed panel above. Central heating radiator. Dado rail. Ceramic tiled floor. Original cornice. Under stairs cupboard.

Lounge 12' 5" into recess x 14' 4" into bay (3.79m into recess x 4.38m into bay)

A very pleasant main sitting room with original timber floor and uPVC double glazed bay window to the front overlooking the park. Fitted shutters to the window. Period style cast iron fireplace. Central heating radiator. Original cornice. Power points and TV point.

Sitting Room 10' 9" into recess x 11' 6" (3.28m into recess x 3.5m)

Laminate flooring. Period style cast iron fireplace. Original cornice. uPVC double glazed French doors to the garden. Central heating radiator. Power points and TV point. Fitted shelving.

Cloakroom 4' 3" x 3' 8" (1.3m x 1.12m)

Ceramic tiled floor. WC and wash hand basin with storage below. Built in cupboard with a recently installed gas central heating boiler (2025). Extractor.

Kitchen / Diner 10' 0" x 23' 11" (3.06m x 7.28m)

An excellent modern kitchen / diner at the rear of the property with bi-folding doors onto the garden. Ceramic tiled floor. Fitted kitchen comprising base units with marble and solid wood work surfaces. Additional unit housing the integrated electric oven, combi-microwave, fridge and freezer. Further integrated dishwasher and washing machine. Twin bowl Belfast sink. Part tiled walls. uPVC double glazed window to the side. Velux window. Central heating radiator. Power points. Extractor. Recessed lights and feature industrial pendant lights.

First Floor

Landing

Fitted carpet to the stairs and landing. Dado rail. Power points. New staircase to the second floor.

Bedroom 1 16' 7" into recess x 14' 5" into bay (5.05m into recess x 4.4m into bay)

Master double bedroom to the front of the property with views over Plassey Square park and towards Cardiff Bay to the side. Laminate floor. Period style cast iron fireplace. Two central heating radiators. uPVC double glazed bay window and additional window - both with fitted shutters. Power points. Fitted shelving.

Bedroom 2 10' 10" into recess x 11' 6" (3.31m into recess x 3.51m)

Double bedroom with fitted carpet, uPVC double glazed window to the rear garden, period cast iron fireplace and a central heating radiator. Power points.

Bedroom 3 10' 0" x 6' 7" maximum plus doorway (3.05m x 2.01m maximum plus doorway)

Fitted carpet. Central heating radiator. uPVC double glazed window to the rear. Power points. This room is currently used as a home office and is ideal for that purpose.

Bathroom 6' 4" x 8' 11" (1.92m x 2.72m)

An enlarged and fully re-fitted bathroom with a suite comprising a freestanding bath with hand shower, shower cubicle with overhead and handheld mixer shower, wash hand basin and WC. uPVC double glazed window to the side. Partially tiled walls. Extractor. Shaver point. Heated towel rail.

Second Floor

Bedroom 4 12' 5" maximum x 17' 6" (3.78m maximum x 5.34m)

A spacious double bedroom with a uPVC double glazed window to the rear giving views across Penarth and Cogan towards Wenvoe, and Velux windows to the front looking out over the park and Cardiff Bay. Fitted carpet. Central heating radiator. Power points. Eaves storage. Door to the en-suite.

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear.

En-Suite 4' 9" x 9' 1" maximum (1.45m x 2.77m maximum)

Ceramic tiled floor. Suite comprising shower cubicle with mixer shower, WC and a wash hand basin with granite work top storage unit below. Velux window to the front. Heated towel rail. Extractor fan. Shaver point.

Outside

Rear Garden

Raised timber deck. Artificial grass. Rear access to Trem Elai.

Additional Information

Tenure

The property is held on a freehold basis (CYM738551).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2596.01 for the year 2025/26.

Approximate Gross Internal Area

1459 sq ft / 135.5 sq m.

Utilities

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

Parking

There is off road parking to the rear of the property, accessed from Trem Elai.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
© 2025 Viewplan.co.uk









