

74 Wordsworth Avenue

Penarth, Vale of Glamorgan, CF64 2RN



A classic, much loved and very well looked after 1920s three bedroom semi-detached house, with off road parking to the front, a south facing rear garden and being sold with no onward chain. The ground floor accommodation comprises a porch, entrance hall, two reception rooms, kitchen and WC while there are three well-sized bedrooms and a spacious bathroom above. The property has excellent potential to upgrade and extend and is very well placed for access to schools, parks, Penarth town centre and out of Penarth to Cardiff, The Vale and the M4. Viewing advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£465,000

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

Porch 3' 9" x 4' 6" (1.14m x 1.38m)

uPVC double glazed front door. Wooden glazed panel inner door. Tiled floor.

Entrance Hall 7' 7" x 6' 7" (2.3m x 2m)

Fitted carpet. Doors to the dining room, living room, kitchen and WC. Built-in under stair cupboard. Original wooden window to the side.

Dining Room 9' 9" max x 10' 11" max (2.98m max x 3.34m max)

Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Power points.

Lounge 14' 1" into recess x 11' 11" (4.28m into recess x 3.64m)

The main reception room, with a southerly aspect and sun all day. uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points and TV point. Stone fireplace with electric fire.

Kitchen 7' 10" x 11' 10" (2.38m x 3.61m)

Fitted kitchen comprising wall units and base units with laminate work surfaces. Freestanding appliances including a cooker with electric oven, grill and four zone hob, a fridge freezer, washing machine and dryer. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the rear, overlooking the garden, and a door to the side. Power points. Central heating radiator. Coved ceiling.

WC 4' 1" x 2' 11" (1.24m x 0.9m)

Vinyl floor. uPVC double glazed window to the side. WC and sink. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to each of the three bedrooms and the bathroom. Hatch to the loft space. Power points. Central heating radiator. uPVC double glazed window to the front.

Bedroom 1 12' 1" into recess x 13' 0" (3.69m into recess x 3.95m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Coved ceiling. Power points.

Bedroom 2 12' 1" max x 10' 3" max (3.68m max x 3.12m max)

Double bedroom with uPVC double glazed window to front. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 10' 1" into recess x 9' 6" into doorway (3.07m into recess x 2.9m into doorway)

A third room of very good proportions, and once again with a uPVC double glazed window to the rear that overlooks the garden and has a sunny southerly aspect. Fitted carpet. Central heating radiator. Fitted wardrobes. Power points.

Bathroom 6' 8" x 8' 8" (2.03m x 2.64m)

This is a bathroom large enough for a suite that includes a bath and a shower as well as the WC and sink. uPVC double glazed window to the side. Central heating radiator. Vinyl floor and tiled walls. Extractor fan.

Outside

Front

Off road parking to the front for two to three cars, laid to paving. Mature and very attractive magnolia tree. Gated access to the garden.

Rear Garden

An enclosed rear garden with a southerly aspect and areas of patio and lawn. Mature trees and plants to both sides. Workshop to the rear. Gated side access to the front.

Additional Information

Tenure

The property is held on a freehold basis (WA217215).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2596.01.

Approximate Gross Internal Area

1015 sq ft / 94.3 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor









