

# 10 Cedar Way

Penarth, Vale of Glamorgan, CF64 3NL



A three bedroom semi-detached house, in a popular location for young families, being sold with no onward chain and with excellent potential for upgrading, reconfiguration or extending. The living accommodation comprises a small hall, living / dining room, kitchen and wet room on the ground floor along with the three bedrooms and bathroom above. The property has a well-sized front garden that could have potential for off road parking - subject to planning - and a very pleasant rear garden. Viewing advised. EPC: B.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£335,000**

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## **Accommodation**

### **Ground Floor**

#### **Hall** 5' 6" x 2' 9" (1.67m x 0.85m)

uPVC double glazed front door. Inner door to the lounge. Stairs to the first floor. Coved ceiling. Central heating radiator.

#### **Lounge** 17' 0" x 16' 3" into bay (5.18m x 4.95m into bay)

Engineered wood flooring. uPVC double glazed window and door to the rear into the garden. Central heating radiator. Power points and TV point. Fitted gas fire with stone surround. Coved ceiling. Door to the kitchen.

#### **Kitchen** 13' 8" x 6' 7" max (4.16m x 2m max)

Engineered wood floor continued from the lounge. Fitted kitchen comprising wall units and base units with laminate work surfaces and shaker style cabinet doors. Integrated appliances including an electric oven, four zone electric hob, extractor hood and fridge freezer. One and a half bowl stainless steel sink with drainer. uPVC double glazed windows to the front and side. Power points. Central heating radiator. Open into a rear lobby that has a uPVC double glazed door to the side, a built-in cupboard and a door into the shower room. The built-in cupboard has plumbing for a washing machine and power points.

#### **Shower Room** 6' 4" x 7' 2" (1.93m x 2.19m)

This is a wet room with vinyl flooring and tiled walls. Electric shower, WC and sink. uPVC double glazed window to the rear. Extractor fan. Central heating radiator.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Doors to the three bedrooms and bathroom. uPVC double glazed window to the front. Coved ceiling. Hatch to the loft space. Central heating radiator.

#### **Bedroom 1** 12' 3" x 11' 3" into doorway (3.74m x 3.42m into doorway)

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

#### **Bedroom 2** 11' 6" x 9' 8" (3.5m x 2.95m)

Stripped timber flooring. uPVC double glazed window to the rear. Central heating radiator. Power points.

#### **Bedroom 3** 8' 4" x 7' 9" into recess (2.54m x 2.35m into recess)

Single bedroom with fitted carpet and uPVC double glazed window to the front. Built-in cupboard. Central heating radiator. Power points.

#### **Bathroom** 6' 10" x 6' 7" (2.08m x 2.01m)

Vinyl floor and cladded walls. Suite comprising a shower cubicle with mixer shower, WC and sink with storage below. uPVC double glazed window to the side. Built-in cupboard with fitted shelving and gas combination boiler.

### **Outside**

#### **Front**

A paved front garden with flower beds and mature planting throughout. Iron gate and pathway to the front door. Gated access to the rear garden.

#### **Rear Garden**

An enclosed rear garden with lawn patio. Timber summer house. Mature planting throughout. Gated access to the front. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (WA427088).

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

835 sq ft / 77.6 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	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor













