

# 3 King Street

Penarth, Vale of Glamorgan, CF64 1HQ



An exceptional three bedroom Victorian terraced house with ground floor kitchen extension, located in Central Penarth and providing easy access to many Penarth amenities including schools, shops, bars and cafes. The ground floor comprises the hall, an open plan living / dining room, cloakroom and the kitchen/ diner. There are then three bedrooms and a spacious, quality bathroom on the first floor. The property has an attractive and low maintenance rear garden. Viewing advised. EPC: D.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £369,950

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Hall**

Composite front door with double glazed panels. Laminate flooring. Original ceiling arch and staircase to the first floor. Central heating radiator. Under stair cupboard. Doors to the dining room and kitchen.

#### **Living Room** 11' 6" into recess x 10' 5" (3.51m into recess x 3.17m)

Laminate flooring continued from the hall and running into the dining room. uPVC double glazed window to the front with fitted shutters. Open fireplace with exposed stone, wood burning stove and stone hearth. Built-in low level recess cupboard. Central heating radiator. Power points.

#### **Dining Room** 9' 6" x 10' 8" (2.89m x 3.26m)

Part of the open plan living space, this area has a laminate floor, uPVC double glazed window to rear into the kitchen, a central heating radiator and power points.

#### **Kitchen** 15' 11" x 10' 4" (4.86m x 3.14m)

An extended kitchen with some dining space that opens onto the garden. Laminate floor throughout. Fitted base units and two counter tops. Recess for cooker, fridge freezer and plumbing for a washing machine and dryer. Single bowl ceramic sink with drainer. uPVC double glazed door and window to the garden. Velux window. Power points. Central heating radiator.

#### **WC** 1' 11" x 6' 11" (0.58m x 2.12m)

Laminate flooring. WC and sink. Extractor fan.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Large hatch to the loft space. Power points. Doors to the three bedrooms and bathroom.

#### **Bedroom 1** 8' 9" into recess x 10' 11" (2.66m into recess x 3.32m)

Double bedroom to the front of the house. uPVC double glazed window with fitted Venetian blinds. Fitted carpet. Central heating radiator. Power points. Original cast iron fire surround.

#### **Bedroom 2** 9' 3" into recess x 10' 1" (2.82m into recess x 3.08m)

Fitted carpet. uPVC double glazed window to the rear with Venetian blinds. Central heating radiator. Power points.

#### **Bedroom 3** 6' 0" x 10' 7" (1.83m x 3.23m)

Single bedroom with uPVC double glazed window to the front. Fitted carpet. Fitted Venetian blinds to the window. Central heating radiator. Power points.

#### **Bathroom** 8' 4" x 10' 10" (2.54m x 3.31m)

A spacious bathroom with suite comprising an elegant freestanding slipper bath, shower cubicle with electric shower, WC and a vintage wash stand with porcelain sink and drawers below. Heated towel rail. Extractor fan. Hatch to the rear loft space. uPVC double glazed window to the rear. Built-in cupboard with gas combination boiler.

### **Outside**

#### **Rear Garden**

An enclosed rear garden laid to natural stone paving and with well stocked raised planting beds. Timber storage shed. Outside power points and tap.

Additional Information

Tenure

The property is held on a freehold basis (WA160838).

Council Tax Band

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

Approximate Gross Internal Area

874 sq ft / 81.2 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan





















