

2 St Josephs Mews

Penarth, Vale of Glamorgan, CF64 1NP



An extremely well presented, modern two bedroom terraced house located in a very popular development close to Penarth town centre and offering stylish, low-maintenance living ideal for singles and couples of all ages, small families and investors. The property comprises a hall, kitchen, living room and WC on the ground floor along with two bedrooms and two bathrooms above. There is an enclosed rear garden and a two off road parking spaces. The property is in excellent condition throughout but does still have potential for personalisation. EPC: B.

**David
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Your local Estate Agent & Chartered Surveyor

£300,000

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Accommodation

Ground Floor

Hall 3' 7" x 4' 10" (1.09m x 1.47m)

Fitted carpet and doormat. Composite front door with double glazed panels. Doors to the kitchen, WC and living room.

WC 3' 11" x 8' 1" (1.19m x 2.47m)

Vinyl flooring. WC and sink. Central heating radiator. Wooden double glazed window to the front. Extractor fan.

Kitchen 9' 2" x 8' 10" (2.8m x 2.7m)

Vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven and four zone electric hob with extractor hood over. Space for a tall fridge freezer. Plumbing for washing machine. One and a half bowl stainless steel sink with drainer. Central heating radiator. Power points. Wooden double glazed window to the front. Extractor fan.

Living Room 16' 9" x 15' 9" (5.1m x 4.81m)

A spacious living and dining room with wooden double glazed door and windows to the rear, into the garden. Fitted carpet. Under stair cupboard. Power points and TV point. Central heating radiator. Stairs to the first floor.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom. Built-in cupboard with gas combination boiler.

Bedroom 1 13' 6" x 10' 8" (4.12m x 3.26m)

Double bedroom to the front of the house, with fitted wardrobes and an en-suite shower room. Fitted carpet. Central heating radiator. Wooden double glazed window to the front. Power points and TV point. Door to the en-suite.

En-Suite 3' 11" x 8' 1" (1.19m x 2.47m)

Vinyl floor and part tiled walls. Shower cubicle with mixer shower, WC and a sink. Wooden double glazed window to the front. Shaver point. Extractor fan. Heated towel rail.

Bedroom 2 9' 3" x 10' 11" (2.83m x 3.33m)

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

Bathroom 7' 2" x 6' 5" (2.19m x 1.95m)

Vinyl flooring and part tiled walls. Suite comprising a walk-in shower with mixer shower, WC and sink. Wooden double glazed window to the rear. Extractor fan. Heated towel rail.

Outside

Front

Covered porch with storage cupboard. Area laid to paving slabs and stone chippings.

Rear Garden

A sunny, low maintenance rear garden with a westerly aspect. Paved patio and artificial grass. Flower beds with mature plants and trees. Gated access to the parking area. Outside tap.

Parking

The property benefits from two car parking spaces.

Additional Information

Tenure

The property is held on a freehold basis (CYM579203).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for 2025/26.

Approximate Gross Internal Area

799 sq ft / 74.2 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











