

9 Cowper Close

Penarth, Vale of Glamorgan, CF64 2SU



An attractive and spacious three bedroom semi-detached property - modernised throughout and retaining some good original character and charm. Located in a quiet cul-de-sac location within easy reach of schools, parks and the town centre as well as the seafront. The ground floor comprises the hall, cloakroom, living room and an extended kitchen / dining / living space. There are three bedrooms and a stylish, modern bathroom above. The property has extensive off road parking to the front as well as an enclosed rear garden with patio, lawn and decked areas. There is planning permission in place for a dormer loft conversion. Viewing advised. EPC: C.

**David
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Accommodation

Ground Floor

Hall

Karndean flooring. Dado rails. Composite front door with double glazed panels. Doors to the WC, front room and kitchen/ diner. Stairs to the first floor. Under stair cupboard. Power points. Central heating radiator.

Lounge *12' 0" into recess x 14' 5" into bay (3.65m into recess x 4.4m into bay)*

The main reception room, to the front of the house and with a dual aspect having a uPVC double glazed bay window to the front and a window to the side. Karndean flooring continued from the hall. Stone fireplace surround with wood burning stove and hearth. Original picture rails. Power points and TV point. Central heating radiator.

Kitchen / Dining / Living Room *19' 4" max x 21' 4" max (5.89m max x 6.5m max)*

A fantastic open plan space to the rear of the house, with uPVC double glazed window to the side, three Velux windows and French doors out into the garden. The space has kitchen, living and dining areas with the fitted kitchen comprising wall units, base units and a central island, all with shaker style cabinet doors and wooden work surfaces. Rangemaster range cooker with double oven, grill and five burner gas hob. Rangemaster extractor hood. Integrated dishwasher and wine cooler. Single bowl ceramic sink with drainer. Recess for American style fridge freezer. Utility cupboard with plumbing for washing machine and dryer. The living space has a wood burning stove, central heating radiator, power points and a TV point. There is a further central heating radiator in the dining area. Recessed lights and wood effect laminate flooring throughout.

Cloakroom

Laminate flooring and part tiled walls. WC and basin. Wall mounted Viessmann gas combination boiler. uPVC double glazed window to the front.

First Floor

Landing

Fitted carpet to the stairs and landing. Dado rails. Hatch to the loft space. Original doors to all bedrooms and the bathroom.

Bedroom 1 *12' 0" x 13' 4" (3.66m x 4.06m)*

Double bedroom to the front of the house, with en-suite bathroom. Fitted carpet. uPVC double glazed windows to the front and side. Power points. Central heating radiator. Fitted roller blinds to both windows. Open to the en-suite.

En-Suite *7' 2" x 3' 3" (2.19m x 1m)*

Laminate flooring. Shower cubicle with mixer shower, and a sink with storage below. Recessed lights and extractor fan. Part tiled walls.

Bedroom 2 *10' 6" into fitted wardrobes x 12' 4" (3.21m into fitted wardrobes x 3.77m)*

The second double bedroom, this time with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points.

Bedroom 3 *8' 10" x 8' 10" (2.68m x 2.7m)*

The third bedroom, ideal as a home office, with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points.

Bathroom *6' 11" x 8' 2" (2.11m x 2.5m)*

A spacious bathroom with suite comprising a bath tub, shower cubicle with mixer shower, WC and wash hand basin with storage below. Recessed lights and extractor fan. Laminate flooring and part tiled walls. uPVC double glazed windows to the front and side.

Outside

Front

Excellent off road parking to the front and side laid to stone chippings. Gated access to the rear garden. Outside tap and light. Wood store.

Rear Garden

An enclosed rear garden with areas of patio and lawn. Mature planting beds to both sides and above pathway that leads across the lawn to a raised timber deck at the back of the garden. Timber shed and plastic store. Gated access to the front. Outside lights.

Additional Information

Tenure

The property is held on a freehold basis (CYM615653).

Council Tax Band

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

Approximate Gross Internal Area

1237 sq ft / 114 sq m.

Utilities

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

Planning Permission

The property has planning permission (2014/00227/FUL) for a dormer loft conversion with bedroom and en-suite shower room.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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