

42 Andrew Road

Penarth, Vale of Glamorgan, CF64 2NT



A well presented three bedroom end-of-terrace house with a large south facing garden, in an excellent location and close to the train station, leisure centre, Penarth Marina, Cogan Primary school and giving convenient access out to Cardiff and the M4. The property comprises the living room, kitchen and bathroom on the ground floor along with three bedrooms above. The rear garden is mature and well-sized, and benefits from side access into the lane. Viewing advised. EPC: D.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

£260,000

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Accommodation

Ground Floor

Porch / Hall 4' 7" x 3' 11" (1.4m x 1.19m)

uPVC double glazed paneled front door. Fitted carpet. Door to the living room and stairs to the first floor.

Living Room 15' 8" into recess x 12' 9" (4.77m into recess x 3.88m)

Fitted carpet. Large uPVC double glazed window to the front. Built-in under stair cupboard. Power points and TV point. Central heating radiator. Coved ceiling. Fireplace with wooden surround, gas fire and granite hearth. Door to the kitchen.

Kitchen 13' 4" x 9' 6" (4.07m x 2.9m)

Tiled floor. uPVC double glazed windows and a door to the rear, into the garden. Fitted kitchen comprising wall units and base units with laminate work surfaces. Cooker with oven, grill and four burner gas hob. Extractor hood. Recess for fridge freezer. Single bowl stainless steel sink with drainer. Central heating radiator. Space for a dining table and chairs. Power points. Part tiled walls. Door to the bathroom.

Bathroom 5' 2" x 9' 5" (1.57m x 2.86m)

A fully tiled ground floor bathroom with suite comprising a paneled bath with mixer shower, WC and a pedestal sink. uPVC double glazed window to the rear. Heated towel rail.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Doors to the three bedrooms. Hatch to the loft space.

Bedroom 1 13' 10" into recess x 10' 5" (4.21m into recess x 3.18m)

A double bedroom across the full width of the front of the house, with en-suite shower room and fitted wardrobes to one wall. Fitted carpet. Built-in cupboard. uPVC double glazed window to the front. Central heating radiator. Power points. Coved ceiling.

Bedroom 2 8' 11" x 11' 8" (2.71m x 3.56m)

Double bedroom with uPVC double glazed window to the rear that gives a pleasant view over the garden and to Penarth in the distance. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 3 9' 9" x 8' 3" (2.97m x 2.51m)

This is another good bedroom, once again with a southerly facing uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Picture rails. Coved ceiling.

Outside

Front and Side

Shared tarmac pathway across the front of the property and a private area of lawn. There is a lane to the side of the property, that has gated access into the rear garden.

Rear Garden

An enclosed, south facing rear garden with patio and lawned areas. Mature planting throughout. Steps down from the back door of the house onto the patio and then onto the lawn. Block built shed / utility space (1.49m x 1.91m) with tiled floor, power points, electric light and plumbing for a washing machine. Gated access to the side lane.

Additional Information

Tenure

The property is held on a freehold basis (WA116873).

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

751 sq ft / 69.8 sq m.

Utilities

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

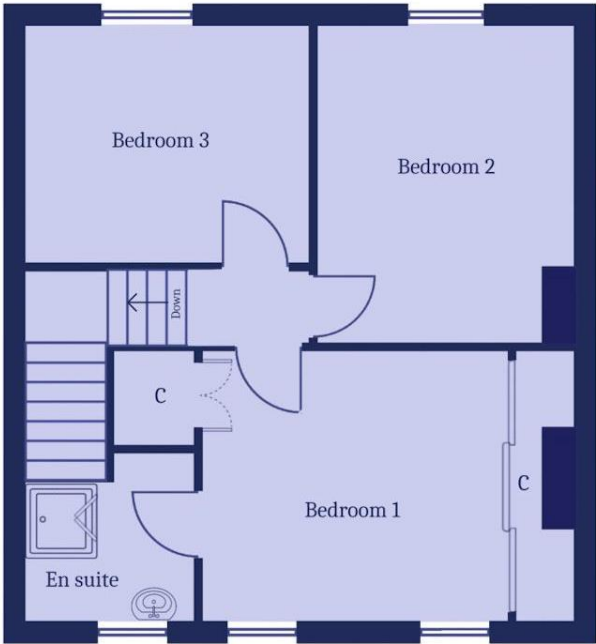
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor















