

82 Glebe Street

Penarth, Vale of Glamorgan, CF64 1EF



A town centre Victorian terraced house, very well placed for access to cafes, bar and shops as well as road and rail links to Cardiff and the M4. The property offers excellent ground floor space with an open plan living / dining room as well as kitchen / diner as well as a utility room, WC and a sizable basement with electric power and light. There are three bedrooms and a bathroom above. The property has an attractive, enclosed and very private rear garden for such a central location. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£350,000

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Accommodation

Ground Floor

Porch 3' 0" x 4' 3" (0.91m x 1.3m)

Tiled floor. Wooden front door with double glazed panel and window above. Glazed panel inner door to the hall.

Entrance Hall

Laminate flooring. Glass paneled doors to the living room and kitchen. Central heating radiator. Stairs to the first floor. Power points.

Living Room 16' 0" max into recess x 21' 5" total (4.87m max into recess x 6.53m total)

A spacious, open plan living room over two levels, with large uPVC double glazed window to the front. Fitted carpet. Vertical blinds to the window. Two central heating radiators. Power points and TV point. Coved ceiling.

Kitchen / Diner 10' 1" x 28' 3" (3.08m x 8.6m)

A kitchen with dining space to the rear of the house, with a tiled floor throughout, central skylight over the kitchen area and with uPVC double glazed window and doors to the side into the garden. The fitted kitchen has wall units and base units with white gloss doors and laminate work surfaces. Integrated appliances comprising an electric oven, grill, five burner gas hob and extractor hood. One and a half bowl stainless steel sink with drainer. Part tiled walls. Power points - some with USB sockets. The dining / living area has a central heating radiator, power points, TV point and a door to the side into the utility room.

Utility Room 3' 9" x 4' 10" (1.15m x 1.47m)

Tiled floor. Fitted work surface. High level uPVC double glazed window to the rear. Plumbing for washing machine and dryer. Recess for a tall freezer or additional storage space. Power points. Recessed lights. Door to the WC.

WC 3' 8" x 4' 10" (1.13m x 1.47m)

Tiled floor. WC and sink with storage below. High level uPVC double glazed window to the rear. Recessed lights.

Basement

A very useful additional storage space, part of has been used as home working space. This area has electric light and power points, and covers the space under the split level living room.

First Floor

Landing

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

Bedroom 1 19' 5" x 10' 8" (5.92m x 3.24m)

Double bedroom across the full width of the front of the house. Fitted carpet. Two uPVC double glazed windows. Recessed lighting. Power points. Central heating radiator.

Bedroom 2 13' 7" into recess x 10' 1" (4.15m into recess x 3.08m)

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points. Recessed lighting.

Bedroom 3 10' 2" x 7' 7" (3.09m x 2.31m)

Single bedroom to the rear of the property. Fitted carpet. uPVC double glazed window. Hatch to the rear loft space. Central heating radiator. Power points.

Bathroom 6' 9" x 6' 7" (2.06m x 2.01m)

Tiled flooring. Suite comprising a p-shaped bath with mixer shower and glass screen, WC and sink. Tiled walls. Recessed lights. uPVC double glazed window to the side. Central heating radiator. Power points.

Outside

Rear Garden

An enclosed rear garden laid to paving, that provides an attractive, low maintenance and private sitting area. Outside lights.

Additional Information

Tenure

The property is held on a freehold basis (WA326248).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2596.01 for 2025/26.

Approximate Gross Internal Area

1254 sq ft / 116.5 sq m.

Utilities

The property is connected to mains electricity, gas, water 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











