

1 Pen-y-Turnpike View

Penarth, Vale of Glamorgan, CF64 2QH



A well-looked after and much loved two bedroom, modern end-terrace house with an extended ground floor and an excellent side / rear garden. In need of some upgrading now but with fantastic potential and ideal for first time buyers and downsizers alike. The property is located in a quiet cul-de-sac on the outskirts of Penarth and has a ground floor comprising the porch, living room, kitchen and dining room / playroom. There are two double bedrooms and the bathroom above. As well as the well-sized gardens to the front, side and rear, the property has an allocated parking space and is for sale with no onward chain. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£265,000

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Accommodation

Ground Floor

Porch 3' 0" x 7' 10" (0.91m x 2.38m)

Vinyl floor. uPVC double glazed front door and window to the side. Aluminium double glazed door to the living room.

Living Room 12' 4" x 15' 6" (3.75m x 4.73m)

Wood effect flooring and a large uPVC double glazed window to the front. Central heating radiator. Fireplace with wooden surround, electric fire and a gas supply. Power points and TV point. Door to the kitchen.

Kitchen 12' 4" x 7' 2" (3.76m x 2.18m)

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated electric oven and four burner gas hob. Plumbing for washing machine. Space for fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window to the side and an internal window to the dining room. Power points. Part tiled walls. Central heating radiator. Wall mounted gas combination.

Dining Room / Playroom 12' 9" x 9' 1" (3.89m x 2.77m)

An extension to the house which provides a very useful additional living space - ideal as a dining room, playroom or home office. uPVC double glazed door and windows out to the garden. Central heating radiator. Power points. Coved ceiling.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom. Hatch to the loft space.

Bedroom 1 12' 4" x 7' 10" (3.76m x 2.38m)

Double bedroom to the rear of the house, with fitted bedroom storage including wardrobes and a drawer unit with overhead storage. uPVC double glazed window to the rear. Central heating radiator. Power points. Coved ceiling.

Bedroom 2 12' 4" x 7' 10" (3.77m x 2.4m)

Double bedroom with uPVC double glazed window to the front. Timber floor. Fitted bedroom storage comprising wardrobes and overhead cupboards. Built-in cupboard with hot water cylinder. Central heating radiator. Power points.

Bathroom 5' 7" x 6' 8" (1.69m x 2.02m)

Laminate flooring and fully tiled walls. Suite comprising a panelled bath with electric shower and glass screen, a WC and a sink with storage below. uPVC double glazed window to the side. Central heating radiator.

Outside

Front and Side

Lawned front garden that has a pathway to the front door and is open to the side which has the main garden area. This side garden is laid fully to lawn and has a southerly aspect. Timber shed. Mature trees. Open to the rear.

Rear

A small area of lawn is found at the back of the extended dining room / playroom as the garden wraps around the house from the side.

Parking

The property has one allocated parking space to the front.

Additional Information

Tenure

The property is freehold (WA564307).

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

710 sq ft / 66.0 sq m.

Utilities

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

Energy Performance Certificate

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

Floor Plan















