

# 18 Maillards Haven

Penarth, Vale of Glamorgan, CF64 5RF



A modern, detached four bedroom property located in this very popular development close to the Cliff Walk and in catchment for some excellent schools. Ideal for a wide range of buyers and having been improved and maintained to a good standard, the property does have excellent potential for upgrading and modernisation to suit a number of needs. Currently comprises the hall, living room, dining room, kitchen and WC on the ground floor along with four bedrooms and two bathrooms above. There is an integral double garage, two car driveway and a mature and very attractive south facing gardens bordered by the original stone wall. No chain. EPC: TBC.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£875,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Hall**

Fitted carpet. Doors to the WC, living room and dining room. Power point. Coved ceiling. Central heating radiator. Wooden front door with double glazed side panel.

#### **Living Room** 14' 10" max x 22' 4" max (4.52m max x 6.81m max)

A spacious, dual aspect living room with uPVC double glazed window to the front and matching sliding doors to the rear into the garden. Fitted carpet throughout. Two central heating radiators. Power points and TV point. Coved ceiling. Fireplace with gas fire and stone surround. Glazed panel timber doors into the dining room.

#### **Dining Room** 10' 8" x 11' 9" (3.25m x 3.57m)

A central part of the house and a versatile room that connects the living room, hallway and kitchen. Fitted carpet. uPVC double glazed window to the rear. Central heating radiator. Coved ceiling. Power points.

#### **Kitchen** 16' 2" x 11' 3" (4.92m x 3.44m)

A kitchen with informal dining space at the rear of the property and with two south facing uPVC double glazed windows onto the garden. Fitted kitchen comprising wall units and base units with laminate work surfaces and a peninsula unit. Integrated appliances including an electric oven, four zone electric hob, extractor hood and fridge freezer. One and a half bowl stainless steel sink. Plumbing for washing machine, dryer and dishwasher. Recessed lights. Power points. Central heating radiator. uPVC double glazed door to the side into the garden and a door the front into the garage.

#### **WC** 5' 3" x 4' 6" (1.59m x 1.37m)

Fitted carpet. uPVC double glazed window to the front. WC and sink with storage below. Central heating radiator. Coved ceiling.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Central heating radiator. Hatch to the loft space. Recessed lights. Built-in cupboard with fitted shelving and hot water cylinder.

#### **Bedroom 1** 16' 2" plus wardrobe 10' 7" (4.93m plus wardrobe x 3.22m)

Double bedroom with two uPVC double glazed windows to the front - both with fitted roller blinds. Fitted carpet. Fitted wardrobes, drawers and bedside tables. Central heating radiator. Power points.

#### **En-Suite** 13' 7" max x 5' 6" max (4.14m max x 1.67m max)

A fully tiled en-suite shower room with walk-in shower, WC and sink with open storage below. Fitted cabinet. Heated towel rail. uPVC double glazed window to the front with fitted roller blind. Mirror with light.

#### **Bedroom 2** 10' 9" to door x 11' 8" (3.27m to door x 3.56m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden, and with roller blind. Fitted wardrobe. Fitted carpet. Central heating radiator. Power points.

#### **Bedroom 3** 11' 1" x 8' 6" (3.38m x 2.59m)

The second of three bedrooms to the rear of the house, with uPVC double glazed window overlooking the garden. Fitted roller blind to the window. Fitted carpet. Fitted bedroom furniture including wardrobe, dressing table and overhead cupboards with single bed recess. Central heating radiator. Power points and TV point.

#### **Bedroom 4** 7' 7" x 8' 7" (2.3m x 2.61m)

A single bedroom, ideal as a home office and with fitted wardrobe and a uPVC double glazed window to the rear. Fitted carpet. Power points. Central heating radiator. Fitted roller blind to the window.

**Bathroom 5' 6" x 7' 9" (1.68m x 2.37m)**

A fully tiled bathroom with suite comprising a p-shaped bath with mixer shower and glass screen, WC and sink with storage below. uPVC double glazed window to the side. Heated towel rail. Fitted Venetian blinds to the window.

**Outside**

**Front**

Off road parking for two cars, laid to block paving that leads to the garage. Lawned area and pathway to the front door. Outside light. Gated side access to the front.

**Rear Garden**

An enclosed rear garden with a very sunny southerly aspect. A mature garden with deep and well stocked borders, there is also a patio accessed from the house as well as a lawn. Original stone wall to the rear. Outside tap. Gated side access to the front.

**Garage 17' 0" x 16' 10" (5.18m x 5.14m)**

A large double garage with two roller shutter doors to the front. Electric light and power points. Hatch to some loft space above the garage. Door into the kitchen. Wall mounted gas boiler.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA451945).

**Council Tax Band**

The Council Tax band for this property is H, which equates to a charge of £4248.02 for 2025/26.

**Approximate Gross Internal Area**

1620 sq ft / 150.5 sq m.

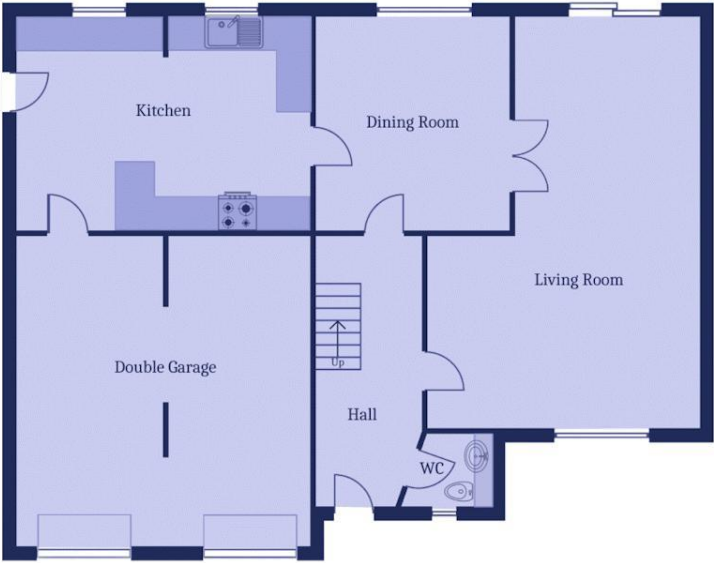
**Utilities**

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

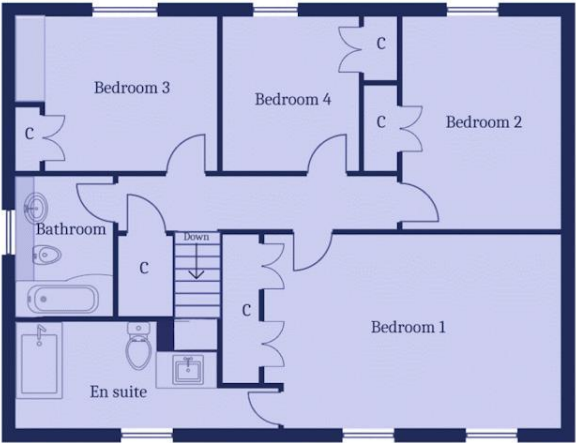
**Energy Performance Certificate**



Floor Plan



Ground Floor



First Floor

For illustrative purposes  
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