

36 Anchor Road

Penarth, Vale of Glamorgan, CF64 1SL



A modern three storey townhouse with first floor living room and kitchen / diner, four bedrooms and three bathrooms. The property is ideal for all types of buyers and has most recently been a rental investment. There is room for upgrading but the property is in good order throughout. It has off road parking, a garage, garden, a balcony and tremendous water views across the river from all rear facing rooms. It is located in a quiet cul-de-sac location, perfectly placed for all that Penarth Marina has to offer. No chain. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£525,000

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Accommodation

Ground Floor

Hall

Luxury vinyl flooring. Central heating radiator. Under stair cupboard. Doors to the kitchen and fourth bedroom / study. Power point. Stairs to the first floor. Large walk-in cupboard. Composite front door with double glazed panels.

Bedroom 4 / Study 9' 9" x 10' 6" (2.96m x 3.21m)

A ground floor bedroom with en-suite shower room, equally suitable as a study or playroom opening onto the garden and with views of the river. Luxury vinyl flooring continued from the hall. Central heating radiator. Coved ceiling. Power points and phone point. Door to the en-suite.

En-Suite 0' 0" x 0' 0" (0m x 0m)

Luxury vinyl flooring. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Part tiled walls. Extractor fan. Central heating radiator.

Utility Room 5' 7" x 9' 8" (1.7m x 2.94m)

Luxury vinyl flooring. Fitted base units and tall cupboards along with laminate work surfaces. Single bowl stainless steel sink with drainer. Wall mounted gas boiler. uPVC double glazed door to the rear. Part tiled walls. Power points. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Doors to the living room and kitchen/ diner. Central heating radiator. Power points. Stairs to the second floor.

Living Room 15' 7" max x 14' 9" max (4.76m max x 4.5m max)

A spacious room with uPVC double glazed doors and windows to the rear, onto the balcony and giving views over the River Ely to the Rafting Centre and International Pool. Two central heating radiators. Power points, phone and TV points. Fitted carpet. Three fitted wall lights.

Kitchen / Diner 15' 6" max x 15' 0" max (4.73m max x 4.58m max)

Luxury vinyl flooring throughout. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, microwave, four burner gas hob, extractor hood and dishwasher. One and a half bowl stainless steel sink with drainer. Space for tall fridge freezer. Part tiled walls. Power points. Central heating radiator. Recessed lights. Coved ceiling. Ample space for a dining table and chairs and with an attractive uPVC double glazed bay window with window seat.

Second Floor

Landing

Fitted carpet to the stairs and landing. Doors to all three bedrooms and the bathroom. Fitted carpet. Power point. Door entry phone. Hatch to the loft space.

Bedroom 1 14' 8" into wardrobes x 11' 1" (4.47m into wardrobes x 3.38m)

Double bedroom across the full width of the rear of the house, with river views, fitted wardrobes and an en-suite shower room. Fitted carpet. uPVC double glazed windows. Central heating radiator. Power points, TV and phone point. Door to the en-suite.

En-Suite 7' 11" max x 3' 11" max (2.41m max x 1.19m max)

Tiled floor. Suite comprising a shower cubicle with mixer shower, WC and sink. Central heating radiator. Coved ceiling. Extractor fan. Recessed lights.

Bedroom 2 8' 1" x 12' 11" (2.46m x 3.93m)

Double bedroom with uPVC double glazed window to the front of the house. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 3 7' 3" x 9' 0" (2.22m x 2.75m)

Single bedroom or study, with uPVC double glazed window to the front. Central heating radiator. Fitted carpet. Coved ceiling. Power points.

Bathroom 8' 1" x 5' 8" (2.46m x 1.72m)

Tiled flooring and part tiled walls. Suite comprising a panelled bath with mixer shower, WC and sink. Central heating radiator. Recessed lights. Fitted mirror. Shaver point. Coved ceiling.

Outside

Garage

Up and over garage door to the front. Phone point. Electric light. Power points.

Front

Off road parking laid to block paving. Mature planting. Covered external porch with store room. Access to the garage.

Balcony

A curved balcony accessed from the main lounge, with timber decking and a metal and glass balustrade.

Rear Garden

An enclosed rear garden laid to stone chippings and with a paved patio, with views over the river. Outside light.

Additional Information

Tenure

The property is freehold (CYM31837).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3540.02 for the year 2025/26.

Approximate Gross Internal Area

1406 sq ft / 130.6 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















