

31 Dock Street

Penarth, The Vale Of Glamorgan, CF64 2LA



A Victorian three bedroom terraced house, perfectly placed for Cogan Primary School, leisure centre and train station as well as Penarth Marina, access into Penarth itself and out to Cardiff and the M4. The property requires some upgrading but has excellent potential and currently comprises an open plan living / dining room, kitchen and bathroom on the ground floor as well as three well-sized bedrooms above. There is an enclosed and low maintenance rear garden with a south westerly aspect, and the property is being sold with no onward chain. Viewing advised. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£249,950

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Accommodation

Ground Floor

Porch 3' 2" x 3' 3" (0.96m x 1m)

uPVC double glazed panel front door. Timber glazed panel inner door. Dado rails. Fitted carpet.

Entrance Hall

Fitted carpet. Stairs to the first floor with under stair storage area and cupboard. Doors to the living room and kitchen. Central heating radiator. Coved ceiling and dado rails.

Living Room 11' 9" x 22' 11" (3.59m x 6.98m)

An open plan living / dining room with laminate flooring, uPVC double glazed window to the front and double doors to the rear into the garden. Fireplace with wooden surround and stone hearth. Two central heating radiators. Power points and TV point. Coved ceiling.

Kitchen 7' 11" x 10' 2" (2.41m x 3.09m)

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Recess for tall fridge freezer and plumbing for a washing machine. One and a half bowl composite sink with drainer. Wall mounted gas combination boiler. Coved ceiling. Power points. uPVC double glazed window to the side. Door to the rear into the lobby.

Lobby 8' 5" into cupboard x 2' 9" (2.57m into cupboard x 0.84m)

Tiled floor continued from the kitchen. Built-in cupboard. Door to the bathroom. uPVC double glazed door to the side into the garden.

Bathroom 7' 11" x 6' 5" (2.42m x 1.96m)

Tiled floor. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Central heating radiator. Part tiled, part clad walls. Central heating radiator. uPVC double glazed window to the rear. Heated towel rail. Extractor fan.

First Floor

Landing

Carpet to the stairs and landing. Door to bedroom 3 on the half level at the rear and to bedrooms 1 and 2 on the upper level at the front. Dado rails. Coved ceiling. Hatch to the loft space.

Bedroom 1 15' 7" into recess x 11' 0" (4.75m into recess x 3.36m)

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

Bedroom 2 9' 7" into recess x 11' 3" (2.91m into recess x 3.43m)

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

Bedroom 3 8' 6" into recess x 11' 3" max (2.58m into recess x 3.42m max)

Another double bedroom with uPVC double glazed window to the rear. Fitted carpet. Built-in cupboard. Central heating radiator. Power points. Fitted shelving.

Outside

Rear Garden

Artificial grass to the side return and garden. Raised planting bed and border laid to stone chippings. Outside tap. The garden has a south facing aspect.

Additional Information

Tenure

The property is freehold (WA171232).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Utilities

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

Approximate Gross Internal Area

999 sq ft / 92.8 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floor Plan











