

136 Redlands Road

Penarth, Vale of Glamorgan, CF64 2WN



An extended and loft converted four to five bedroom semi-detached house, with an enclosed, low maintenance south westerly garden, off road parking and garage. Ideal for families and located very conveniently for access to schools, into Penarth town centre and out to Cardiff and the M4, the property has versatile and spacious living accommodation over three floor. Currently comprises an entrance hall, two reception rooms, kitchen / diner, utility space and WC while there are then four bedrooms, two bathrooms and a study across the first and second floors. Externally, there is great off road parking to the front, the rear garden with games room and a garage which is accessed from St Cyres Road. Viewing is essential. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£585,000

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Accommodation

Ground Floor

Hall

Composite front door with double glazed panels and a window to the side. Coved ceiling. Original herringbone solid wood floor with a small section of polished porcelain tiles at the front door. Coved ceiling. Doors to the sitting room and TV room. Tall central heating radiator.

Sitting Room *11' 10" into recess x 16' 6" into bay (3.6m into recess x 5.04m into bay)*

A spacious main sitting room with uPVC double glazed bay window to the front. Power points and TV point. Coved ceiling. Central heating radiator. Polished porcelain tiled floor. Low level recess cupboard to one side of the chimney breast and fitted shelving above.

TV Room / Study *6' 10" x 13' 10" (2.09m x 4.22m)*

Wood flooring. uPVC double glazed window to the front. Power points and TV point. Coved ceiling. Central heating radiator.

Kitchen / Diner *26' 2" max x 12' 4" max (7.97m max x 3.75m max)*

A large, reconfigured family space with tiled flooring throughout, a kitchen to one end and a dining area to the other. uPVC double glazed sliding doors and window into the garden. Door into the utility room. The fitted kitchen comprises a mixture of wall units, tall cupboards and base units with shaker style in-frame doors and solid wood work surfaces. Range cooker with large electric oven and five burner gas hob. Extractor hood. One and a half bowl ceramic sink with drainer. Space for an American style fridge freezer. There are two Velux windows over the kitchen. The dining area has a feature electric fire, central heating radiator with cover and a TV point. There is coving and power points throughout.

Utility Area *10' 6" max x 10' 3" max (3.21m max x 3.13m max)*

uPVC double glazed windows and door to the garden. Large built-in cupboard. Plumbing for washing machine. Power points. Wall mounted gas combination boiler.

WC *3' 7" x 3' 7" (1.09m x 1.09m)*

Suite comprising a WC and sink. uPVC double glazed window to side. Ceramic tiled floor and tiled splashback.

First Floor

Landing

Laminate flooring. uPVC double glazed window to the side. Stairs to the second floor. Doors to three bedrooms and the bathroom. Coved ceiling. Recessed lights. Power points.

Bedroom 1 *11' 11" x 14' 2" plus wardrobes (3.63m x 4.33m plus wardrobes)*

Double bedroom with uPVC double glazed bay window to the front. Laminate flooring. Coved ceiling. Power points. Central heating radiator. Fitted wardrobes to one wall.

Bedroom 2 *10' 4" into wardrobes x 12' 4" (3.15m into wardrobes x 3.75m)*

Double bedroom with uPVC double glazed window to the rear. Fitted wardrobes to one wall. Laminate floor. Central heating radiator. Power points.

Bedroom 3 *6' 6" x 8' 4" (1.97m x 2.53m)*

A single bedroom, but more suited to being a nursery or home office. Laminate flooring. uPVC double glazed window to the front. Central heating radiator. Power points. Coved ceiling.

Bathroom *7' 9" x 5' 4" (2.37m x 1.63m)*

Suite comprising a P-shaped panelled bath with twin head mixer shower and glass screen, WC and sink with storage below. Tiled floor and part tiled walls. Coved ceiling. Recessed lights. Heated towel rail. Two uPVC double glazed windows to the rear.

Second Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Doors to both second floor bedrooms.

Bedroom 4 *13' 5" x 10' 7" (4.09m x 3.22m)*

Double bedroom with en-suite shower room. Timber floor. Velux window to the front. Eaves storage cupboards. Recessed lights and power points. Door to the en-suite.

En-Suite *7' 3" max x 7' 9" max (2.21m max x 2.37m max)*

A fully tiled shower room with a suite comprising a shower cubicle, WC and sink. Recessed lights. Fitted wall mirror. Coved ceiling.

Bedroom 5 / Study

The fifth and final bedroom, ideal as a home office. uPVC double glazed window to rear, overlooking. Laminate flooring. Recessed lights. Built in cupboard. Power points.

Outside

Front

Extensive off road parking to the front, laid to block paving and stone chippings.

Rear Garden

An enclosed, south facing rear garden with two slate paved patio and an area of artificial grass. Outside lights. Raised planting beds. The upper patio steps down to the lower level and has steel and glass balustrade.

Games Room *12' 9" x 19' 0" (3.88m x 5.8m)*

A well-proportioned and versatile space, currently a bar and games room but equally suited to being a gym, large home office or kids play room. Fully insulated and with uPVC double glazed windows and sliding doors into the garden. Recessed lights. Power points.

Garage

Single garage with up and over door to the front, onto the driveway that is accessed from St Cyres Road.

Additional Information

Tenure

The property is freehold (CYM18822).

Council Tax Band

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

Approximate Gross Internal Area

1586 sq ft / 147.3 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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

























