

41 St Pauls Avenue

Penarth, Vale of Glamorgan, CF64 3PR



A wonderfully renovated, improved and extended three bedroom semi-detached house located on a quiet cul-de-sac and offering an extremely good level of accommodation ideal for a wide range of buyers. The property comprises a spacious entrance hall, extended lounge and sitting room, cloakroom and kitchen on the ground floor along with the three bedrooms (two doubles) and an extended bathroom above. The rear garden is wider than average with plenty of space in which to develop the house and has a north westerly aspect. There is good off road parking to the front. Viewing is advised. EPC: TBC.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£399,950

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Accommodation

Ground Floor

Entrance Hall

A spacious entrance hall with stairs to the first floor and doors to the lounge, kitchen and cloakroom. Wood effect laminate floor. Central heating radiator. Composite front door and uPVC double glazed windows to the front. Power point.

Lounge 10' 8" into recess x 17' 11" (3.24m into recess x 5.46m)

Large uPVC double glazed window to the front with fitted Venetian blinds and open to the extended sitting room to the rear. Fitted carpet. Power points and TV point. Feature fireplace with oak lintel and stove style electric fire. Coved ceiling. Floor to ceiling wooden screening to create some home working space.

Sitting Room 9' 1" x 11' 1" (2.78m x 3.37m)

Fitted carpet continued from the lounge. Central heating radiator. Large uPVC double glazed window to the garden with Venetian blinds. Coved ceiling. Power points.

Cloakroom 2' 7" x 7' 1" (0.8m x 2.17m)

Tiled floor. WC and wash hand basin. uPVC double glazed window to the side. Central heating radiator.

Kitchen 13' 6" x 10' 5" (4.12m x 3.18m)

Wood effect laminate floor continued from the entrance hall. Fitted kitchen comprising wall units and base units with granite effect laminate (including breakfast bar) and solid wood work surfaces. Part tiled walls. uPVC double glazed window and door into the garden. Range cooker with eight burner gas hob, double oven, grill and warming drawer. Extractor hood. Plumbing for washing machine and dishwasher. Recess for fridge freezer. Single bowl Belfast sink. Wall mounted gas combination boiler. Recessed lights. Power points and TV point. Under stair cupboard.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Built-in cupboard with fitted shelving. Central heating radiator.

Bedroom 1 10' 8" x 11' 5" (3.25m x 3.49m)

Main bedroom with built-in wardrobes and cupboard. Fitted carpet. uPVC double glazed window to the front with fitted Venetian blinds. Power points. TV point. Central heating radiator.

Bedroom 2 10' 8" x 11' 6" into doorway (3.24m x 3.5m into doorway)

The second double bedroom to the front of the house. Fitted carpet. uPVC double glazed window with Venetian blinds and roller blind. Power points. Central heating radiator.

Bedroom 3 8' 6" x 8' 0" (2.58m x 2.44m)

Single bedroom to the rear with uPVC double glazed window overlooking the garden. Central heating radiator. Power points. Fitted shelving. Fitted carpet. Phone point.

Bathroom 10' 3" x 6' 0" (3.12m x 1.82m)

An enlarged bathroom with suite comprising a panelled bath with mixer shower, WC, bidet, wash hand basin with storage below and a walk-in shower with overhead and handheld mixer shower. uPVC double glazed window to the rear with opaque glass. Recessed TV over the bath. Heated towel rail. Shaver point. Recessed lights. Extractor fan.

Outside

Front

Off road parking for one car. Paved garden area with stone chippings. Side access to the rear. Covered external porch. Mature planting.

Rear Garden

A private and enclosed rear garden, wider than average and laid to paving and lawn. Mature border to one side. Wide gated side access to the front. Large timber storage shed with power points and outside light. Outside tap. Security light.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,124.01 for the year 2025/26.

Approximate Gross Internal Area

925 sq ft / 86 sq m.

Energy Performance Certificate

Floor Plan











