

5 Caynham Avenue

Penarth, Vale of Glamorgan, CF64 5RR



A redeveloped detached bungalow that offers excellent, spacious and light accommodation with four bedrooms, two bathrooms and a wonderful open plan kitchen / dining / living space to the back of the house. This property is located on a very popular, quiet road just off the Cliff Walk and gives convenient access to the nearest shop, the Railway Path, Penarth town centre, Glamorganshire Golf Club and Cosmeston Lakes. Overhauled and much improved by the current owners, this property is now a low maintenance, modern property ideally suited to families of all ages. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£849,950

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Accommodation

Ground Floor

Porch

Composite front door and original stained glass windows. Glazed panel inner door to the hall. Recessed lights.

Entrance Hall

A light and airy entrance hall with LVT herringbone flooring throughout and doors to the bedrooms, bathroom and kitchen / diner. Under stair area. Central heating radiator. Power points. Recessed lighting. Stairs to the first floor with oak and glass balustrade.

Kitchen / Dining / Living 32' 3" max x 18' 1" max (9.84m max x 5.5m max)

A spacious open plan living room with kitchen and dining space, across the rear of the property and with access to and views out over the garden. LVT flooring throughout. A new fitted kitchen to one end of the space, comprising wall units and base units with white gloss doors and contrasting granite work surfaces. Rangemaster range cooker with six burner gas hob, two ovens, grill and warming drawer. Integrated appliances including a dishwasher, extractor hood and fridge freezer. One and a half bowl stainless steel countersunk sink with drainer. Bifold doors and sliding doors to the rear into the garden. Three Velux windows to the rear. Power points. Recessed lights. Door to side lobby that gives access to the utility room and garage as well as housing the gas central heating boiler.

TV Snug / Study / Playroom 14' 6" x 10' 10" (4.43m x 3.3m)

Fitted carpet. Aluminium double glazed window to the front with in-glass Venetian blinds. Power points and TV point. Recessed lighting and a fitted wall light. Tall central heating radiator.

Side Lobby

An additional space, accessed from the kitchen and with a door to the rear into the garden. Power points. Recessed lighting. Wall mounted gas combination boiler. Fitted shelving. Door into the utility room.

Utility Room 9' 3" x 7' 7" (2.81m x 2.3m)

This is a very useful space with fitted base units and tall cupboard. Window to the rear. Single bowl stainless steel sink with drainer. Plumbing for washing machine. LVT herringbone flooring. Central heating radiator. Power points. Door to the garage.

Bedroom 1 14' 1" x 13' 9" (4.29m x 4.2m)

A double bedroom to the front of the house. Original herringbone wood block flooring. Coved ceiling. Recessed lights. Large recess for wardrobes. Power points. Central heating radiator. Aluminium double glazed windows to the front with in-glass Venetian blinds.

Bedroom 2 26' 3" x 6' 9" (8m x 2.06m)

Single bedroom with aluminium double glazed window to the side. In-glass Venetian blinds to the window. Original herringbone wood block flooring. Central heating radiator. Power points. Coved ceiling. Recessed lights.

Bathroom 8' 7" x 8' 5" (2.62m x 2.57m)

A refitted bathroom, fully tiled and with a suite comprising a walk-in overhead shower with crittal style glass screen, a freestanding bath with mixer tap and hand shower fitting, a twin bowl sink with storage below and a WC. Fitted mirror with lights and Bluetooth speaker. Aluminium double glazed windows to the side. Recessed lighting. Extractor fan. Heated towel rail.

First Floor

Landing

Fitted carpet to the stairs and landing. This is a light and open landing that does provide some space for home working. There is a large Velux window to the rear, a second Velux window to the front, power points and a central heating radiator. Doors to both first floor bedrooms and the shower room.

Bedroom 3 11' 10" x 15' 7" (3.61m x 4.76m)

Double bedroom with Velux window to the rear. Fitted carpet. Built-in wardrobe. Central heating radiator. Power points. Two fitted wall lights.

Bedroom 4 8' 6" max x 15' 9" (2.58m max x 4.79m)

Another double bedroom, once again with a large Velux window to the rear. Fitted carpet. Power points. Eaves cupboard. Central heating radiator.

Bathroom 8' 2" x 6' 2" (2.48m x 1.89m)

Laminate flooring. Suite comprising a shower cubicle with mixer shower, WC and sink. Velux window to the front. Heated towel rail. Recessed lights. Fitted shelving, mirror and light.

Outside

Front

Extensive off road parking, laid to new block paving, with space for up to 8 cars. Lawned garden with seating space. Outside lights. Access to the garage. Gated access to the rear garden.

Garage 9' 5" x 19' 1" (2.88m x 5.82m)

Electric roller shutter door to the front. Window to the side. Door at the rear into the utility room. Electric lights and power points.

Rear Garden

A wonderfully private rear garden, surround by mature trees and with a sunny westerly aspect. There is a composite decked terrace accessed from the kitchen / diner, with steel and glass balustrade. This spans nearly the full width of the garden and steps down onto the lawn. Planting beds to one side and an area of stone chippings to the other. The garden has power points, outside lights, tap and a large shed / summer house which has electric light and power points. Door to the side lobby and a gate to the front.

Additional Information

Tenure

The property is freehold (WA192902).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4,248.02 for the year 2025/26.

Approximate Gross Internal Area

1971 sq ft / 183.1 sq m

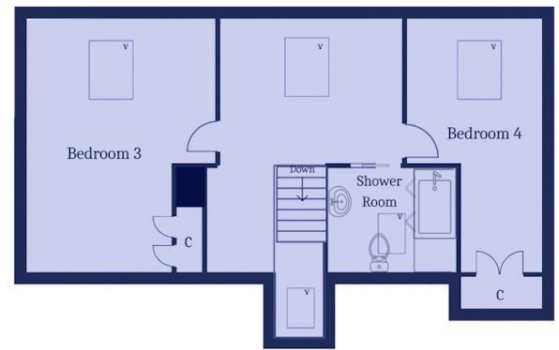
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

For illustrative purposes
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