

18 Salop Place

Penarth, Vale of Glamorgan, CF64 1HP



A very attractively styled three bedroom mid-terraced house, very close to the town centre and giving convenient access to Albert Road school, Belle Vue Park and Penarth Marina. The ground floor comprises an open plan living / dining room, kitchen and WC while there are two bedrooms on the first floor, plus bathroom, and a third bedroom above with an en-suite WC. The property has a private and low maintenance rear garden with a westerly aspect and is in excellent condition throughout. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£375,000

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Accommodation

Ground Floor

Hall

Wooden front door with double glazed panels. Solid wood flooring. Doors to the dining room, kitchen and cloakroom. Central heating radiator. Power points.

Sitting Room 10' 9" x 11' 8" (3.28m x 3.56m)

Part of an open plan living area with sitting and dining spaces that also opens up into the kitchen and the garden. Solid wood flooring. Stove style gas fire. uPVC double glazed window to the front with fitted Venetian blinds. Power points and TV point. Central heating radiator.

Dining Room 8' 11" x 13' 5" (2.72m x 4.08m)

Solid wood flooring continued from the sitting room. Open to the kitchen and with wooden double glazed doors to the rear garden. Power points.

Kitchen 6' 8" x 21' 7" (2.03m x 6.57m)

Tiled flooring throughout. Fitted kitchen comprising wall units, a tall larder cupboard and base units with shaker style cabinet doors and wooden work surfaces. Sink bowl Belfast sink. Range cooker with double electric oven, grill and a five burner gas hob. Extractor hood. Recess for a fridge freezer. Integrated dishwasher and washing machine. Cupboard with gas combination boiler. Part tiled walls. uPVC double glazed windows to the side and rear. Extractor fan.

WC 2' 0" x 6' 1" (0.6m x 1.85m)

Timber clad walls and a tiled floor. WC and sink. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Power points. uPVC double glazed window to the front. Doors to both first floor bedrooms and the bathroom. Stairs to the second floor.

Bedroom 1 10' 10" x 11' 8" (3.31m x 3.55m)

Double bedroom with uPVC double glazed window to the front. Wood effect laminate flooring. Central heating radiator. Power points.

Bedroom 2 8' 9" x 13' 5" (2.67m x 4.1m)

The second bedroom, currently used as a home office, with extensive fitted wardrobes. Wood effect laminate flooring. uPVC double glazed window to the rear with in-glass Venetian blinds. Central heating radiator. Power points.

Bathroom 6' 8" x 10' 4" (2.02m x 3.16m)

Tiled floor and part tiled walls. Suite comprising a freestanding bath with hand shower fitting, a shower cubicle with twin head mixer shower, wash stand with sink and storage below and a WC. uPVC double glazed window to the rear. Heated towel rail. Recessed lights. Extractor fan.

Second Floor

Bedroom 3 12' 6" x 10' 4" (3.8m x 3.15m)

A double bedroom with Velux window, fitted wardrobes and drawers to one wall and an en-suite WC. Wood effect laminate flooring. Central heating radiator. Power points. Fitted shelving. Door to the en-suite.

En-Suite 2' 6" x 3' 9" (0.77m x 1.15m)

Vinyl floor. WC and sink. Extractor fan.

Outside

Rear Garden

A very private and fully enclosed rear garden with a westerly aspect. Laid to natural stone paving and with two raised planting beds. Two mature trees. Storage shed. Outside tap.

Additional Information

Tenure

The property is freehold (WA165684).

Council Tax Band

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

Approximate Gross Internal Area

1070 sq ft / 99.4 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











