

1 Knowbury Avenue

Penarth, Vale of Glamorgan, CF64 5RX



A well-proportioned four bedroom detached house on a sizeable corner plot, in good order throughout having been renovated by the current owners within the last three years including re-wire and re-plumb. Retains fantastic potential to extend, adapt and change to suit a number of needs and has Planning Permission for side and rear extensions. The living accommodation on the ground floor comprises a porch and entrance hall, a sitting room, utility and WC along with an open plan living / dining room with adjacent kitchen. There are then four good bedrooms above, plus a bathroom with separate WC. The property has a sweeping front and side lawn as well as a large rear garden with garage and off-road parking from Craven Walk. Sold with no onward chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£795,000

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Accommodation

Ground Floor

Porch 6' 1" x 3' 1" (1.85m x 0.93m)

uPVC double glazed front doors and windows. Tiled floor. Wooden glazed panel inner doors to the hall. Electric light.

Hall 5' 11" x 14' 1" (1.8m x 4.3m)

Original wood block floor. Coved ceiling. Doors to the sitting room, living room and WC. Central heating radiator. Power points. Coved ceiling. Low level cupboard with electric and gas meters.

Sitting Room 10' 11" x 16' 2" (3.32m x 4.93m)

A spacious triple aspect sitting room with large uPVC double glazed window to the front, a window to the side and uPVC double glazed double doors and windows to the garden at the rear. Fitted vertical blinds to the front and side windows. Original wood block flooring. Coved ceiling. Power points and TV point. Central heating radiator.

Living / Dining Room 11' 9" x 17' 9" (3.57m x 5.42m)

Part of an open plan living space to one side of the house that provides a living and dining space flowing into the kitchen. Large uPVC double glazed windows to the front and side - both with fitted vertical blinds. Tiled flooring throughout. Central heating radiator. Power points and TV point.

Kitchen 11' 9" x 10' 4" (3.58m x 3.15m)

Tiled flooring continued from the living room. Fitted kitchen comprising wall units and base units with attractive shaker style doors and marble effect laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood and dishwasher. Space for a tall fridge freezer. Cupboard with gas combination boiler. Power points. Door into the utility room. uPVC double glazed window to the rear overlooking the garden and with a fitted roller blind. Coved ceiling. Recessed lights.

Utility 6' 0" x 6' 3" (1.83m x 1.91m)

Tiled floor continued from the kitchen and living room. uPVC double glazed window to the side and a door to the rear into the garden. Fitted tall cabinet and marble effect laminate work surface. Central heating radiator. Power points. Plumbing for washing machine.

WC 6' 0" x 7' 1" (1.82m x 2.16m)

Tiled floor. uPVC double glazed window to the side. WC and sink with storage below. Built-in cupboard.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the front bringing lots of natural light into the space. Coved ceiling. Central heating radiator. Power points. Doors to all rooms.

Bedroom 1 10' 11" x 16' 2" (3.33m x 4.93m)

A dual aspect double bedroom with large uPVC double glazed windows to the front and rear - both with fitted vertical blinds. Fitted carpet. Coved ceiling. Central heating radiator. Power points and TV point.

Bedroom 2 11' 8" x 10' 11" (3.56m x 3.34m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Built-in wardrobe. Central heating radiator. Power points. Fitted vertical blinds to the window. Coved ceiling.

Bedroom 3 11' 8" x 9' 11" (3.56m x 3.01m)

Double bedroom, again to the front of the property. Large uPVC double glazed window with fitted vertical blinds. Fitted carpet. Coved ceiling. Built-in wardrobe. Power points and TV point. Central heating radiator.

Bedroom 4 11' 8" x 7' 5" (3.56m x 2.26m)

The fourth and final bedroom and another well-proportioned room. uPVC double glazed window to the side with fitted vertical blinds. Fitted carpet. Built-in wardrobe. Central heating radiator. Power points.

Bathroom 5' 11" x 6' 10" (1.81m x 2.08m)

Suite comprising a panelled bath with twin head mixer shower and glass screen as well as a sink with storage below. Heated towel rail. Fitted cabinet with mirrored door and lights. Tiled floor and part tiled walls. Recessed lights. uPVC double glazed window to the rear.

WC 2' 7" x 5' 7" (0.8m x 1.69m)

Tiled floor and part tiled walls. WC. uPVC double glazed window to the side.

Outside

Front

A sizeable front garden laid to lawn and with the original low red-brick boundary walls as well as a wide paved pathway to the front door. Mature planting throughout. Outside light.

Rear Garden

A large, mature and attractive rear garden laid mostly to lawn but with a natural stone patio over two levels and an area of hardstanding to the rear for off road parking that leads to the garage. Mature trees throughout including apple, magnolia and bay. Numerous planting beds. The parking area has gated access onto Craven Walk. The garden has plenty of room to allow for extension of the house while still allowing for lots of outside space. Gated access to the front garden on both sides.

Garage

A single garage with an up and over garage door to the front. Door and window to the side.

Additional Information

Tenure

The property is freehold (WA98678).

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

1359 sq ft / 126.3 sq m.

Utilities

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

Planning Permission

The property has Planning Permission (2022/00541/FUL) for a two storey side extension and single storey rear extension. Plans are available on the Vale of Glamorgan Planning Register and on request from David Baker & Company

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan





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