

47 Clive Place

Penarth, Vale of Glamorgan, CF64 1AX



A modern, four bedroom detached property located amongst more original period homes in a traditional part of Penarth close to the town centre. This property has a potential structural defect which may impact the ability to get a mortgage. The spacious and versatile ground floor comprises a wide split level entrance hall, three reception rooms, kitchen, utility room and cloakroom. There are then four bedrooms and two bathrooms on the first floor. The property has off road parking for two cars to the front, a wide front and side garden and a very private and mature rear garden. There are also solar panels on the main roof, with feed-in tariff. Sold with no onward chain. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£750,000

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Accommodation

Ground Floor

Hall

A split level hallway with cloakroom, utility room, study and integral garage on the lower level plus the kitchen and two main reception rooms on the higher level. Fitted carpet throughout. Power points. Coved ceiling. Central heating radiator. Stairs to the first floor with under stair cupboard. uPVC double glazed panel front door with windows to both sides.

Living Room 14' 4" x 21' 3" (4.38m x 6.48m)

A large living room with dual aspect having two uPVC double glazed windows to the rear and a set of uPVC double glazed doors to the side opening onto the rear garden. Fitted carpet. Coved ceiling. Central heating radiator. Power points and TV point. Feature fireplace with wood surround and marble hearth.

Dining Room 14' 4" x 14' 8" (4.38m x 4.48m)

Fitted carpet. Two uPVC double glazed windows to the front. Coved ceiling. Two fitted wall lights. Power points. Central heating radiator.

Kitchen 12' 8" x 10' 5" (3.86m x 3.17m)

Tiled floor. uPVC double glazed windows to two sides. Fitted kitchen comprising wall units, a tall cupboard and base units with off-white doors and wooden work surfaces and tiled splashbacks. Integrated electric oven, four zone electric hob, microwave, dishwasher and fridge freezer. One and a half bowl stainless steel sink with drainer. Central heating radiator. Power points.

Study / Snug 13' 3" x 12' 2" max (4.04m x 3.71m max)

A very useful additional reception room, ideal as a snug or study but equally suitable as a children's playroom or ground floor bedroom. Fitted carpet. uPVC double glazed doors and window overlooking and giving access into the garden. Central heating radiator. Power points.

Utility Room 5' 10" x 12' 4" (1.77m x 3.75m)

Tiled floor. Fitted wall units and base cabinets with wood effect laminate work surfaces and tiled splashbacks. One and a half bowl stainless steel sink with drainer. Plumbing for washing machine. uPVC double glazed door and window to the rear. Central heating radiator. Power points.

Cloakroom 4' 9" x 5' 8" (1.44m x 1.73m)

Tiled floor. uPVC double glazed window to the front. WC and sink. Coved ceiling. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Coved ceiling. Built-in cupboard with hot water cylinder and fitted shelving. Hatch to the loft space. Doors to the four bedrooms and the bathroom.

Bedroom 1 16' 2" x 14' 4" (4.92m x 4.37m)

A large double bedroom with uPVC double glazed windows to the rear that overlooks the garden. Coved ceiling. Central heating radiator. Power points. Door to the en-suite.

En-Suite 6' 6" x 8' 6" (1.97m x 2.6m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with glass screen and mixer shower, a WC and a sink. Heated towel rail. uPVC double glazed window to the side.

Bedroom 2 13' 1" x 11' 9" (3.98m x 3.58m)

Double bedroom with two uPVC double glazed windows to the front. Fitted carpet. Coved ceiling. Central heating radiator.

Bedroom 3 13' 1" x 7' 9" (3.98m x 2.37m)

Fitted carpet. uPVC double glazed window to the front. Coved ceiling. Power points. Central heating radiator.

Bedroom 4 13' 1" x 7' 5" (3.98m x 2.26m)

Fitted carpet. uPVC double glazed window to the side. Central heating radiator. Power points. Coved ceiling.

Bathroom 7' 9" x 6' 1" (2.35m x 1.86m)

Tiled floor and part tiled walls. Suite comprising a walk-in shower cubicle with electric shower, a WC (macerator) and a sink with storage below. Heated towel rail. uPVC double glazed window to the rear. Wall cabinet with mirrored doors and light.

Outside

Front and Side

Off road parking for two cars side-by-side, laid to block paving. The property has a wide frontage and side garden, with lawn to one side and a wildflower area to the other. The wildflower garden has gated access to the rear. Outside lights. Outside tap. Access to the garage and a covered external porch at the front door.

Garage 10' 9" x 21' 7" (3.27m x 6.59m)

Electric sectional garage door to the front. uPVC double glazed window to the rear. Wall mounted gas boiler.

Rear Garden

An enclosed, mature and very private rear garden with lawn, natural stone patio and deep borders to three sides. Outside tap. Side access to the front.

Additional Information

Tenure

The property is freehold (WA163281).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4248.02 for 2025/26.

Approximate Gross Internal Area

2079 sq ft / 193.1 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating. There are 25 x 120w solar panels on the roof, installed in 2014, with a new inverter installed in 2021. This system supports the Feed In Tariff through OVO Energy at present.

Notes

There is some cracking in the main bedroom and the property has been inspected by a structural engineer. The report is available upon request. The report states that there has been rotational movement and that the cracking suggests that the property could be suffering from traditional subsidence. The report goes on to say that the property may need to be stabilised by underpinning.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















