

14 Meadowside

Penarth, Vale of Glamorgan, CF64 3JX



A modern, detached four bedroom family home on a large 0.22 acre plot, much improved by the current owners and in excellent condition throughout. The property comprises spacious and versatile living space that comprises the entrance hall, two reception rooms, kitchen / dining / living space, playroom, utility and WC on the ground floor. There are then four double bedrooms and two bathrooms on the first floor. The property has well-kept gardens to the front, side and rear along with extensive off road parking. This quiet development is very popular and offers good access to local schools, Penarth, Cardiff and the wider Vale of Glamorgan. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£775,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 6' 9" max x 6' 0" max (2.07m max x 1.83m max)

Tiled floor. Wooden leaded front door and window. Inner door to the hall.

Hall

Luxury vinyl (LVT) flooring. Doors to both main reception rooms and well as the WC and kitchen / diner. Power points. Coved ceiling. Central heating radiator. Stairs to the first floor.

Lounge / Study 13' 10" max x 9' 10" (4.22m max x 3m)

A versatile room that is ideal as a home office but equally suited to being a sitting room. LVT flooring. Central heating radiator. uPVC double glazed leaded windows to two sides. Power points. Coved ceiling.

Sitting Room 11' 11" x 10' 4" (3.62m x 3.14m)

A second sitting room, with uPVC double glazed leaded window to the front. Coved ceiling. Central heating radiator. Power points and TV point. Door to the gym.

Gym 18' 4" max x 17' 9" max (5.6m max x 5.4m max)

This room has been formed from the majority of the original double garage and is now used as a gym, but could be adapted to suit a number of needs and requirements. Wooden double glazed door and window to the garden. Power points and TV point. Door into the garage.

WC 3' 7" x 7' 8" (1.09m x 2.34m)

LVT flooring continued from the hall. WC and sink with storage below. Coved ceiling. Wooden window with obscured glass, into the porch. Heated towel rail.

Kitchen / Dining / Living 34' 0" x 13' 7" max (10.37m x 4.14m max)

An amazing family space across the rear of the house and with windows and bi-fold doors into the garden. This room has kitchen, dining and living spaces as well as giving access into the playroom. LVT flooring throughout. The fitted kitchen comprises of wall units and base units, all with modern matt grey doors and marble effect work surfaces and tiled splashbacks. Integrated appliances including two Bosch electric ovens, a Beko four zone electric hob and a Bosch dishwasher. One and a half bowl composite sink with drainer. Recess for American style fridge freezer. The space has recessed lights over the kitchen and feature lighting in the living space. Brick chimney breast with wood burning stove, decorative oak lintel and tiled hearth. Three central heating radiators. Power points. Coved ceiling. Doors to the playroom and utility room. uPVC double glazed leaded windows to the side and rear and bifold doors into the garden.

Utility Room 8' 9" x 6' 4" (2.66m x 1.92m)

Fitted wall units, base units and work surfaces to match the kitchen. Single bowl stainless steel sink with drainer. Plumbing for washing machine and dryer. uPVC double glazed leaded window to the front and door to the side. LVT flooring. Tiled splashbacks. Coved ceiling. Cupboard with gas combination boiler. Power points.

Play Room / Garden Room 10' 5" x 13' 1" (3.18m x 4m)

Originally a conservatory and now with a more traditional roof that creates a much better year round space. Fitted carpet. uPVC double glazed windows and doors to the garden. Central heating radiator. Power points.

First Floor

Landing

An open landing with sitting area and a uPVC double glazed leaded window that gives pleasant views up the close to the front. Fitted carpet. Central heating radiator. Power points. Doors to all bedrooms and the bathroom. Built-in airing cupboard with fitted shelving.

Bedroom 1 12' 8" x 13' 9" (3.87m x 4.18m)

Double bedroom with en-suite bathroom and a uPVC double glazed leaded window that overlooks the garden. Fitted carpet. Two built-in wardrobes. Central heating radiator. Power points and TV point. Coved ceiling.

En-Suite 8' 6" into doorway x 10' 4" (2.59m into doorway x 3.16m)

A fully tiled shower room with a suite comprising of a large shower cubicle with sliding door and mixer shower, a WC and a sink with storage below. Heated towel rail. Fitted wall cabinets with mirrored doors. uPVC double glazed leaded window to the side. Coved ceiling. Recessed lights. Extractor hood.

Bedroom 2 13' 10" x 9' 9" (4.22m x 2.98m)

Double bedroom to the front of the house. Fitted wardrobes with sliding doors. Fitted carpet. uPVC double glazed leaded window to the front with Venetian blinds. Power points. Central heating radiator. Coved ceiling.

Bedroom 3 11' 11" x 10' 6" (3.63m x 3.19m)

Another double bedroom to the rear of the house, again with a uPVC double glazed leaded window overlooking the garden. Fitted carpet. Coved ceiling. Central heating radiator. Power points. Roman blind to the window.

Bedroom 4 8' 9" x 12' 4" (2.67m x 3.76m)

Double bedroom with uPVC double glazed leaded window to front. Fitted carpet. Central heating radiator. Power points. Coved ceiling. Fitted Venetian blind to the window.

Bathroom 8' 9" x 6' 3" (2.66m x 1.9m)

A spacious family bathroom with a suite comprising a panelled bath, shower cubicle, WC and sink with storage below. Vinyl floor and tiled walls. uPVC double glazed leaded window to the side. Coved ceiling. Heated towel rail. Wall cabinet with mirrored doors. Extractor fan.

Outside

Front

The property benefits from a long driveway that affords a level of privacy and provides extensive off road parking. There is also a front lawn with hedging and mature tree.

Garage 8' 7" x 11' 0" (2.61m x 3.35m)

The remaining part of what was a double garage to the side of the house. Up and over door to the front. Fitted storage. Electric light and power points. There is access from here to a loft space which has been fully boarded and has a Velux window.

Rear Garden

A private and mature rear garden with a southerly aspect. Largely laid to lawn but with a sizeable stone patio, planting beds and very attractive, tall trees. Timber shed. Gated access to to the front of the property on both sides and with an additional lawned area on one side. Outside tap and lights.

Additional Information

Tenure

The property is freehold (WA582302).

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

2184 sq ft / 202.9 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor























