

6 Rowan Close

Penarth, The Vale Of Glamorgan, CF64 5BU



A detached family home with three bedrooms, located on the Railway Path, in a quiet cul-de-sac within easy reach of the Cliff Tops, Esplanade and in catchment for some excellent local schools. The property is found in good order throughout and still has a good deal of potential for adaption, extension and change to suit a number of requirements. The living accommodation currently comprises a hallway, living room, dining room, kitchen, conservatory and WC on the ground floor along with three bedrooms and a bathroom above. There is a front garden, ample off road parking and a garage as well as an enclosed, westerly rear garden. Viewing is strongly advised in order to appreciate all that the house has to offer. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£670,000

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Accommodation

Ground Floor

Hall

uPVC double glazed front door. Original parquet flooring and dado rails. Stairs to the first floor. Doors to the WC, living room and kitchen / diner. Power point and phone point. Central heating radiator. Coved ceiling.

WC 5' 10" x 2' 9" (1.79m x 0.85m)

Vinyl flooring. WC and pedestal sink. uPVC double glazed window. Central heating radiator.

Living Room 15' 1" into recess x 12' 4" plus bay (4.6m into recess x 3.75m plus bay)

A very pleasant main reception room with original wooden parquet flooring and a uPVC double glazed bay window to the front. Coved ceiling and dado rails. Recessed lights. Power points and TV point. Marble fireplace with wooden surround and a gas fire.

Kitchen / Dining 13' 5" max to doorway x 18' 7" (4.08m max to doorway x 5.66m)

A kitchen with dining space along with a uPVC double glazed window to the rear and doors to the side into the conservatory and to the front into the sitting room / dining room. Fitted kitchen comprising wall units and base units with laminate work surfaces and integrated appliances including an electric oven, grill, four burner gas hob, extractor hood, fridge freezer and washing machine. One and a half bowl stainless steel sink with drainer. Tiled floor. Built-in cupboard. Coved ceiling. Power points.

Dining / Sitting Room 11' 1" x 9' 11" (3.39m x 3.02m)

A second sitting room, again at the front of the house. This space would make an excellent formal dining room and would be equally suitable as a home office. Engineered wood flooring. uPVC double glazed window to the front. Coved ceiling. Central heating radiator. Power points.

Conservatory 16' 0" x 6' 0" (4.87m x 1.84m)

Tiled flooring and with uPVC double glazed door and windows to the rear into the garden. Venetian blinds to the windows and door and fitted pull-down blinds to the ceiling. Power points and three fitted wall lights. Door to the side onto the driveway.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Dado rails. Built-in cupboard with fitted shelving. Hatch to the loft space. Doors to all three bedrooms and the bathroom.

Bedroom 1 13' 6" into wardrobes x 12' 6" to doorway (4.12m into wardrobes x 3.8m to doorway)

Double bedroom with an original stripped timber floor, fitted wardrobes to one wall, a built-in cupboard and a uPVC double glazed window to the front with pleasant views across the street towards Birch Lane and the Railway Path. Coved ceiling. Central heating radiator. Power points.

Bedroom 2 10' 4" x 12' 6" to doorway (3.16m x 3.8m to doorway)

Double bedroom, once again to the front of the house and with fitted wardrobes and a built-in cupboard. Fitted carpet. uPVC double glazed window. Central heating radiator. Coved ceiling. Power points.

Bedroom 3 10' 6" x 7' 10" (3.21m x 2.38m)

This is a well-proportioned third bedroom which would also be ideal as a home office. Fitted carpet. Central heating radiator. Power points. Coved ceiling. uPVC double glazed window to the rear overlooking the garden.

Bathroom 5' 4" x 6' 10" (1.62m x 2.09m)

A suite comprising a panelled bath with electric shower, WC and a pedestal sink. Fully tiled walls and a tiled floor. uPVC double glazed window to the rear. Heated towel rail. Fitted mirror with lights.

Outside

Front

Ample off road parking for a number of vehicles, partly covered with a sizeable car port () and laid to block paving. Areas of stone chippings with mature, attractive planting. The driveway runs under the car port to the garage.

Garage 8' 5" x 17' 8" (2.57m x 5.38m)

An up and over garage door to the front. Electric light. Fitted shelving.

Rear Garden

An enclosed, westerly rear garden laid to paving and with a private, sunny aspect. Outside tap. Access to the front on one side.

Additional Information

Tenure

The property is freehold (WA56852).

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

1426 sq ft / 132.5 sq m.

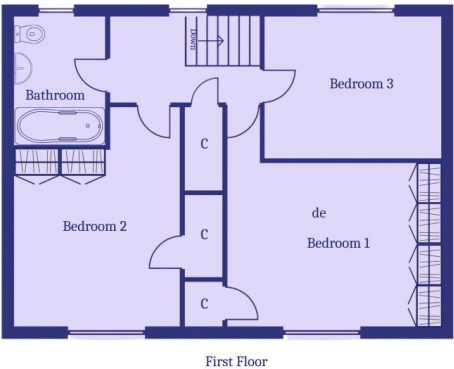
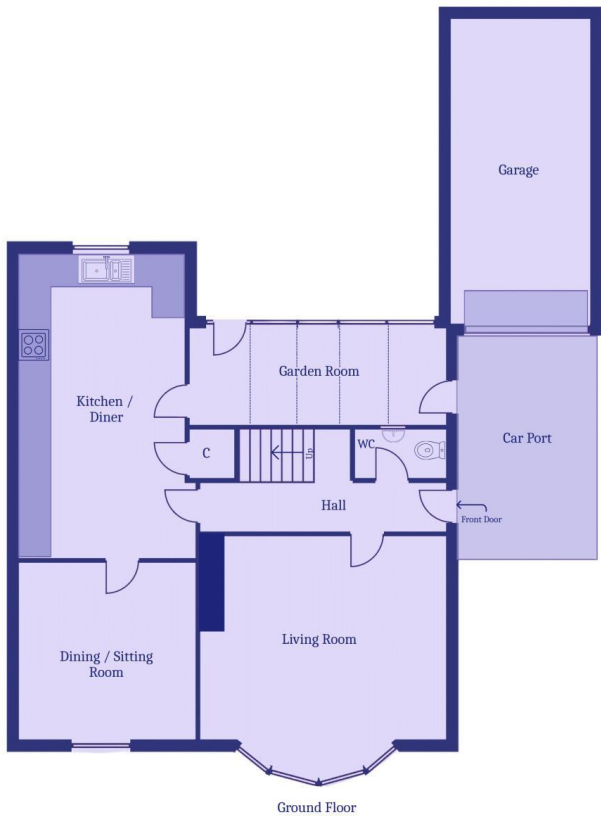
Utilities

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		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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