

14 Robinswood Crescent

Penarth, The Vale Of Glamorgan, CF64 3JE



A classic 1950s/60s detached family home in a very popular location close to schools, parks, the town centre and Penarth seafront. In very good order throughout having been well-cared for, the property has excellent potential for modernisation, extension and reconfiguration to suit a number of requirements. Perfect for young families and downsizers alike, the living accommodation comprises a spacious hall, living / dining room, conservatory, kitchen, utility room and WC on the ground floor along with four double bedrooms and a bathroom above. There is off road parking to the front, a garage and a very pleasant rear garden that has been carefully landscaped over the years. Being sold with no onward chain. Viewing advised. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£750,000

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Accommodation

Ground Floor

Porch 5' 0" x 4' 4" (1.53m x 1.33m)

uPVC double glazed front door and full height window to the side. Fitted carpet. Electric light. Wooden inner door and window to the hall.

Entrance Hall

Fitted carpet. Stairs to the first floor. Doors to the living / dining room, kitchen and WC. Built-in under stair cupboard. Coved ceiling. Power point. Central heating radiator.

Living / Dining Room 12' 6" x 24' 11" (3.8m x 7.59m)

A large living room that spans from the front to the rear of the original house. uPVC double glazed window to the front, and a set of uPVC double glazed sliding doors to the rear into the conservatory. Fitted carpet. Tiled fireplace with fitted gas fire. Coved ceiling. Four wall lights. Power points and TV point. Two central heating radiators. Door and serving hatch into the kitchen.

Conservatory 10' 6" x 11' 6" (3.21m x 3.51m)

A well-proportioned conservatory with uPVC double glazed windows and doors along with a perspex roof. Fitted roller blinds to most windows. Power points. Electric light and ceiling fan.

Kitchen 12' 9" x 10' 11" (3.88m x 3.34m)

A fitted kitchen comprising wall units and base units with granite work surfaces. Integrated appliances including an electric oven, grill, four zone electric hob, extractor hood, fridge freezer and dishwasher. Two and a half bowl stainless steel sink. Part tiled walls. uPVC double glazed window to the rear overlooking the garden. Coved ceiling. Power points. Door to the side lobby that gives access to the utility room and pantry along with having a uPVC double glazed door to the side into the garden.

Utility Room 6' 7" x 4' 9" (2m x 1.44m)

Fitted carpet. Fitted work surface / shelf. Plumbing for washing machine and dryer. Wall mounted gas boiler. uPVC double glazed window to the rear. Power points.

Pantry 6' 7" x 3' 3" (2m x 1m)

Sliding doors that give access from the side lobby. Fitted shelving.

WC 3' 5" x 7' 6" (1.04m x 2.29m)

Tiled floor and walls. uPVC double glazed window to the front. WC and pedestal sink.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the front. Built-in cupboard with fitted shelving. Coved ceiling. Central heating radiator. Hatch to the loft space. Power point and phone point. Doors to all four bedrooms and the bathroom.

Bedroom 1 12' 6" x 13' 2" (3.8m x 4.02m)

Double bedroom with uPVC double glazed window to the front and a fitted wardrobe. Coved ceiling. Fitted carpet. Power point. Central heating radiator.

Bedroom 2 12' 11" x 15' 3" (3.94m x 4.65m)

A large double bedroom with two uPVC double glazed windows to the front. Fitted carpet. Coved ceiling. Power point. Central heating radiator.

Bedroom 3 12' 6" x 9' 3" (3.82m x 2.83m)

Another double bedroom, this time with uPVC double glazed window to the rear, overlooking the garden and with a view over the allotments behind. Fitted carpet. Built-in wardrobe. Central heating radiator. Power point. Coved ceiling.

Bedroom 4 11' 0" x 9' 5" (3.35m x 2.86m)

The fourth double bedroom and the second of which that overlooks the garden through a uPVC double glazed window. Fitted carpet. Coved ceiling. Central heating radiator. Power point.

Bathroom 8' 5" x 6' 0" (2.56m x 1.83m)

A family bathroom with suite comprising of a P-shaped bath with mixer shower and glass screen, a WC and a pedestal sink. Tiled floor and walls. uPVC double glazed window to the rear. Heated towel rail.

Outside

Front

Driveway that provides off road parking for one car. Lawned area with planting beds to three sides. Access to the garage and porch.

Garage 8' 11" x 17' 11" (2.72m x 5.46m)

A garage with up and over door to the front, a window to the side and a door to the side into the garden. Water tap.

Rear Garden

This is a private and enclosed rear garden with an easterly aspect, laid mostly to lawn but with deep and well-stocked borders. Outbuilding and greenhouse.

Additional Information

Tenure

The property is held on a freehold basis (CYM104409).

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

1774 sq ft / 164.8 sq m.

Utilities

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

Energy Performance Certificate

Floor Plan









