

149 Redlands Road

Penarth, The Vale Of Glamorgan, CF64 2QP



A very well presented, characterful three bedroom semi-detached house in excellent condition throughout, with good off road parking and a very pleasant rear garden. Located close to a number of schools including Fairfield, Pen-y-Garth, St Cyres and St Josephs, the property has been improved and maintained to a high standard over the years. Ground floor comprises an entrance hall, two reception rooms, kitchen, utility space and WC. There are then three bedrooms and a spacious bathroom above. The property has a driveway parking to the front for a number of vehicles and that leads to a garage. The rear garden has been attractively landscaped for wildlife and wildflowers. Viewing is strongly advised in order to be able to fully appreciate all that this property has to offer. EPC: D.

**David
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Accommodation

Ground Floor

Entrance Hall

An attractive entrance hall with original herringbone wood block flooring, staircase, picture rails, skirting boards, cornice and doors to the two reception rooms and kitchen. Composite double glazed front door with uPVC double glazed windows to either side. Central heating radiator. Power points. Door to the WC. Under stair storage.

Sitting Room *12' 5" into recess x 14' 9" into bay (3.79m into recess x 4.5m into bay)*

A main reception room with uPVC double glazed bay window to the front along with original herringbone wood block flooring, skirting boards, picture rails and cornice. Marble fireplace with wooden surround and a fitted gas fire. Central heating radiator. Power points. Fitted roller blinds to the windows.

Dining Room *12' 5" into recess x 13' 8" (3.79m into recess x 4.16m)*

The second reception room, this time with uPVC double glazed doors and windows to the rear into the garden. Original herringbone wood block flooring, skirting boards and picture rails. Central heating radiator. Power points. Electric fire with granite hearth and wooden surround.

Kitchen *8' 1" max x 12' 11" (2.46m max x 3.93m)*

Tiled floor. Fitted kitchen comprising wall units and base units with white doors and wooden work surfaces. Integrated electric oven, four burner gas hob, extractor hood and dishwasher. Single bowl stainless steel sink with drainer. uPVC double glazed window to one side and doors to the other, into the garden. Coved ceiling. Power points. Under stair cupboard which houses the gas combination boiler. Open to the utility room at the rear.

Utility Room *8' 1" x 2' 8" (2.46m x 0.82m)*

Tiled floor continued from the kitchen. Fitted work surface to one side with plumbing for washing machine below. Recess for fridge freezer. Power points. Coved ceiling.

First Floor

Landing

Fitted carpet to the stairs and landing. Attractive stripped timber balustrade. Tall uPVC double glazed window to the side. Original doors to all three bedrooms and the bathroom. Original picture rails. Large hatch to the loft space.

Bedroom 1 *11' 4" into recess x 14' 8" into bay (3.46m into recess x 4.48m into bay)*

A double bedroom with uPVC double glazed bay window to the front with fitted roller blinds. A very attractive original tiled fireplace and hearth. Fitted carpet. Central heating radiator. Power points. Original picture rails and skirting boards.

Bedroom 2 *11' 10" into recess x 12' 11" (3.61m into recess x 3.94m)*

The second double bedroom, this time with uPVC double glazed window to the rear that overlooks the garden. Fitted roller blind to window. Fitted carpet. Central heating radiator. Power points. Original picture rails, skirting boards and tiled fireplace with cast iron grate.

Bedroom 3 *7' 2" x 8' 5" (2.18m x 2.56m)*

A single bedroom, ideal as a home working space, with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Coved ceiling. Power points. Fitted roller blind to the window.

Bathroom *6' 5" x 9' 1" (1.96m x 2.77m)*

This is a well-proportioned bathroom with a suite comprising a panelled bath, corner shower cubicle with overhead mixer shower, WC and a sink with storage below. Heated towel rail. Fully tiled walls and floor. uPVC double glazed window to the side. Recessed lighting and extractor fan.

Outside

Front

Ample off road parking laid to block paving, that leads down the side of the house to the garage at the side. Raised beds to the side, with mature plants and decorative stone chippings.

Garage 10' 1" x 15' 7" (3.07m x 4.74m)

Electric roller shutter door to the front. uPVC double glazed door and window to the side into the garden. Electric light and power points.

Rear Garden

An enclosed and well-landscaped natural garden with a easterly aspect. The garden has a paved patio and lawn, with nature pond, fruit trees and attractive wild flowers. There are two different seating areas as well as access into the garage and onto the driveway.

Additional Information

Tenure

The property is freehold (WA178456).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2596.01 for 2025/26.

Approximate Gross Internal Area

1064 sq ft / 98.8 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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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