

# 27 Rhodfa'r Morwydd

Penarth, Vale of Glamorgan, CF64 2UD



A modern four bedroom detached house located on a popular new development on the outskirts of Penarth but close to and in catchment for some excellent schools including Victoria Primary School, Stanwell School, Pen-y-Garth and St Josephs. The ground floor comprises the entrance hall, living room, study, WC, kitchen / diner and utility room. There are four bedrooms and two bathrooms above. The property has a garden and off road parking to the front, a garage to the side and a very private rear garden. Sold with no onward chain. Viewing advised. EPC: B.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £565,000

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## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Composite front door with double glazed panels and window above. LVT flooring. Central heating radiator. Power points. Doors to the two reception rooms, kitchen / diner and WC. Stairs to the first floor.

#### **Living Room** 12' 3" x 18' 11" into bay (3.74m x 5.77m into bay)

A spacious living room with uPVC double glazed bay window to the front. Venetian blinds to the window. Fitted carpet. Two central heating radiators. Power points. TV point.

#### **Study** 7' 9" x 9' 5" (2.37m x 2.88m)

A second reception room, ideal as a home office and with a uPVC double glazed window to the front. Venetian blind to the window. Fitted carpet. Central heating radiator. Power points.

#### **WC** 5' 3" x 5' 1" (1.61m x 1.54m)

LVT flooring continued from the hall. Under stair cupboard. uPVC double glazed window to the side with Venetian blind. WC and pedestal sink. Central heating radiator.

#### **Kitchen / Diner** 20' 1" x 14' 2" into bay (6.11m x 4.31m into bay)

A large kitchen / diner to the rear of the house, onto the garden and providing excellent family space. LVT flooring throughout, continued from the hall. Fitted kitchen comprising wall units and base units grey gloss doors and quartz work surfaces. Integrated AEG appliances including an electric oven and grill, five burner gas hob, extractor hood, dishwasher, wine cooler and fridge freezer. One and a half bowl countersunk stainless steel sink with drainer. uPVC double glazed windows and doors to the rear. Power points. Central heating radiator. Recessed lights. Good space for a large dining table and chairs. Door into the utility room.

#### **Utility Room** 5' 3" x 8' 4" (1.6m x 2.54m)

LVT flooring. Fitted wall units, base units and work surfaces to match the kitchen. Single bowl countersunk stainless steel sink with drainer. Integrated AEG washing machine. Cupboard with gas boiler. Central heating radiator. Power points. Door to the rear into the garden.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Central heating radiator. Power points. Doors to all bedrooms and the main bathroom. Built-in airing cupboard with hot water cylinder and fitted shelf.

#### **Bedroom 1** 12' 3" max x 12' 9" max (3.74m max x 3.88m max)

Double bedroom with en-suite shower room and a uPVC double glazed window to the front with Roman blind. Fitted carpet. Two built-in wardrobes. Central heating radiator. Power points and TV point. Door to the en-suite.

#### **En-Suite** 4' 6" x 7' 2" (1.38m x 2.19m)

LVT flooring. Suite comprising a shower cubicle with mixer shower, WC and a pedestal sink. Part tiled walls. uPVC double glazed window to the side. Heated towel rail. Extractor fan. Shaver point.

#### **Bedroom 2** 13' 4" x 9' 6" (4.06m x 2.9m)

The second front facing double bedroom. Fitted carpet. Two uPVC double glazed windows - both with fitted Roman blinds. Central heating radiator. Power points.

#### **Bedroom 3** 10' 2" x 14' 7" max (3.1m x 4.44m max)

Double bedroom with two uPVC double glazed windows to the rear - both with Roman blinds. Fitted carpet. Central heating radiator. Power points.

#### Bedroom 4 9' 5" max x 10' 4" max (2.88m max x 3.14m max)

A large single bedroom with fitted carpet, uPVC double glazed window to the rear with Roman blind, central heating radiator and power points.

#### Bathroom 7' 7" x 8' 10" (2.32m x 2.69m)

LVT flooring. Suite comprising a panelled bath, shower cubicle with mixer shower, WC and pedestal sink. Heated towel rail. Part tiled walls. uPVC double glazed window to the rear.

### Outside

#### Front

A front area laid to stone chippings and with mature planting. Steps to the front door. The property has driveway parking to the side, for two cars, leading to the garage.

#### Garage 10' 11" x 19' 9" (3.34m x 6.01m)

Up and over garage door. Electric light and power points.

#### Rear Garden

An enclosed rear garden with a very private northerly aspect. Paved patio, lawn, stone chippings and timber decking. Gated access to the side onto the driveway. Outside tap and power points.

### Additional Information

#### Tenure

The property is freehold - with two titles (CYM737600 and (CYM734888).

#### Council Tax Band

The Council Tax band is G, which equates to a charge of £3540.02 for the year 2025/26.

#### Utilities

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

#### Approximate Gross Internal Area

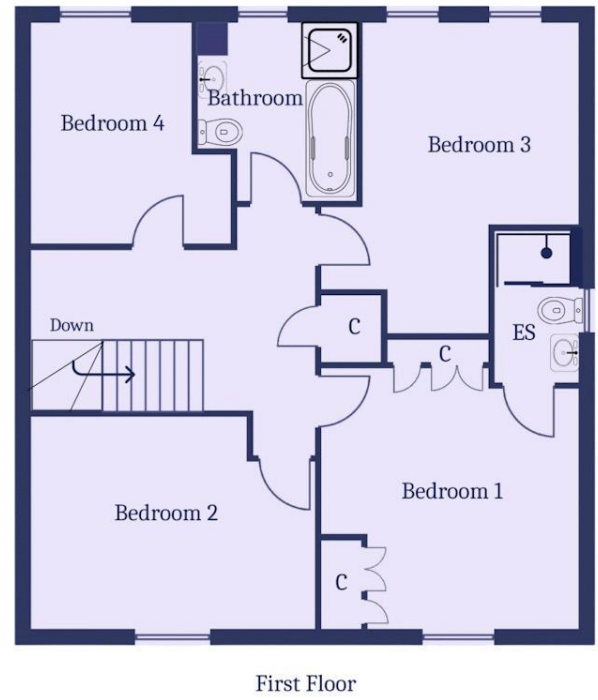
1456 sq ft / 135.3 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Floor Plan



For illustrative purposes  
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