

13 Britten Road

Penarth, Vale of Glamorgan, CF64 3QJ



A semi-detached, three bedroom bungalow in need of total renovation but in an excellent location for families and downsizers, close to schools and parks. The accommodation is mainly on the ground floor and comprises the porch, entrance hall, two reception rooms, kitchen, three bedrooms and bathroom as well as a conservatory, WC, utility room and workshop. On the first floor is a large landing, loft bedroom and a number of spacious loft areas. The property benefits from front and rear gardens as well as a garage, courtyard and outside store. Sold with no onward chain. EPC:

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£450,000

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Accommodation

Ground Floor

Porch 6' 2" x 5' 0" (1.89m x 1.53m)

uPVC double glazed front door and windows to the front and side. Timber glazed door to the hall.

Hall

Fitted carpet. Stairs to the first floor. Central heating. Cupboard with hot water cylinder. Power point. Phone point. Doors to the living room, three bedrooms, bathroom and kitchen. Additional built-in cupboard.

Living Room 12' 10" into recess x 12' 7" (3.9m into recess x 3.83m)

Fitted carpet. Large uPVC double glazed window to the front. Tiled fireplace with gas fire. Four fitted wall lights. Coved ceiling. Recess shelving. Power points and TV point.

Kitchen 12' 3" x 11' 8" (3.74m x 3.55m)

Tiled floor. Fitted kitchen with laminate work surfaces and a one and a half bowl stainless steel sink with drainer. Aluminium double glazed window and door into the conservatory. Door into the study. Built-in cupboard. Power points.

Study 8' 4" x 8' 4" (2.54m x 2.54m)

Fitted carpet. Central heating radiator. Timber glazed doors and windows into the conservatory. Power points.

Conservatory 19' 7" x 10' 2" (5.97m x 3.11m)

Vinyl flooring. Doors to the WC and utility room. Perspex roof and uPVC double glazed windows to the garden. Power points and TV points. Door to the workshop.

WC 2' 9" x 5' 5" (0.83m x 1.66m)

Vinyl flooring. WC. uPVC double glazed window to the rear.

Utility Room 8' 4" x 5' 5" (2.55m x 1.66m)

Vinyl flooring. Fitted work surfaces. Single bowl stainless steel sink with drainer.

Workshop 17' 8" x 11' 3" (5.38m x 3.44m)

uPVC double glazed windows and doors to the front (into the courtyard) and to the rear (into the garden).

Bedroom 1 13' 9" into wardrobes x 15' 3" to doorway (4.2m into wardrobes x 4.64m to doorway)

Double bedroom with uPVC double glazed window to the front and an original stained glass window to the side. Fitted carpet. Central heating radiator. Fitted wardrobes to one wall. Power points.

Bedroom 2 10' 10" x 9' 7" into wardrobes (3.31m x 2.91m into wardrobes)

uPVC double glazed window to the side. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points.

Bedroom 3 7' 7" x 9' 6" (2.31m x 2.9m)

Fitted carpet. uPVC double glazed window to the front. Central heating radiator.

First Floor

Landing 12' 11" with limited head height x 6' 8" (3.94m with limited head height x 2.03m)

Part Fitted carpet. WC and sink. Velux window. Doors to two loft spaces and the main loft room.

Bedroom 4 11' 3" x 12' 11" (3.44m x 3.93m)

Fitted carpet. Dormer with uPVC double glazed window to the rear. Three fitted wall lights. Power points. Eaves storage.

Outside

Front

A front garden laid to lawn and paving, with a pathway to the front door and a driveway that provides off road parking for one car, leading to the garage.

Garage 8' 10" x 20' 1" (2.68m x 6.12m)

Electric roller shutter door, lights and power point. Up and over door to the rear into the courtyard.

Store 6' 8" x 12' 7" (2.02m x 3.84m)

Wooden door to the front. Windows into the garage. uPVC double glazed panel door to the courtyard.

Courtyard 17' 0" x 16' 1" (5.17m x 4.89m)

A private area with access to the store, garage and workshop.

Rear Garden

An enclosed rear garden with a south westerly aspect, laid to paving and with central planting beds and fruit trees. Garden shed.

Additional Information

Tenure

The property is freehold (WA815445).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for the year 2025/26.

Approximate Gross Internal Area

1953 sq ft / 181.4 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



For illustrative purposes
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