

13 Britten Road

Penarth, Vale of Glamorgan, CF64 3QJ



A semi-detached, three bedroom bungalow in need of total renovation but full of original features and in an excellent location on a quiet cul-de-sac, perfect for families and downsizers alike. Close to schools and parks and only a short distance from Penarth town centre, the property is still owned by family of the original builder, a reputable local stone mason who also built the surrounding properties. The accommodation is mainly on the ground floor, comprising the porch, hall, sitting room, kitchen, private office, three bedrooms and bathroom as well as a conservatory, WC, utility and workshop. On the first floor is a large landing, loft bedroom and a number of spacious loft areas. There are front and rear gardens as well as a garage, courtyard and store. No onward chain. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£450,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

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.

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

A private office accessed from the kitchen and opening into the conservatory through attractive timber glazed doors and windows. Fitted carpet. Central heating radiator. 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)

A spacious landing area with access into the first floor loft room and two large loft areas that provide excellent potential for development into two or three formal bedrooms, subject to Building Regulations. A full dormer loft conversion would also be possible subject to Planning Permission, which would create a very large space overall. This landing area is partly covered by a fitted carpet and has a 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 secure 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. This garage has an inspection chamber.

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 mature 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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