

52 Castle Avenue

Penarth, Vale of Glamorgan, CF64 3QS



An extensively renovated and double storey extended four bedroom semi-detached family home, in an excellent and extremely popular location. Extended and improved by the current owners over the last 18 months, the property now includes a large living / dining room open plan from the kitchen as well as the lounge and WC on the ground floor. There is a new master double bedroom with en-suite to complement the original three bedrooms and bathroom. Externally, the property has good off road parking to the front as well as an enclosed rear garden with new garden room that houses a gym and home office. This property must be viewed in order to be able to appreciate all that it has to offer. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£535,000

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Accommodation

Ground Floor

Hall

uPVC double glazed front door with glazed panels to either side. Wood effect laminate flooring. Doors to the cloakroom, lounge and kitchen.

Store 4' 0" x 7' 1" (1.21m x 2.16m)

Wood effect laminate flooring continued from the hall. uPVC double glazed window to the front. Built-in storage. Electrical consumer unit.

WC 2' 7" x 7' 1" (0.78m x 2.16m)

WC and sink. uPVC double glazed window to the side.

Lounge 10' 3" into recess x 17' 11" (3.13m into recess x 5.47m)

The main sitting room, with wood effect laminate flooring and uPVC double glazed window to the front. Power and TV points. Central heating radiator.

Kitchen 10' 5" x 13' 4" (3.18m x 4.07m)

A new kitchen that opens into the extended living / dining room. Wood effect laminate flooring. Fitted kitchen comprising wall units and base units with white gloss doors, wooden work surfaces and tiled splashbacks. Integrated appliances including an electric oven, four zone electric hob, extractor hood and dishwasher. Space for a tall fridge freezer. Plumbing for washing machine. Recessed lights. Power points.

Living / Dining Room 20' 4" x 13' 1" (6.21m x 3.98m)

Part of the new open plan ground floor living space, this is an excellent family area and ideal for entertaining, with a great view over the garden through 5 pane bi-fold doors. Wood effect laminate flooring. Recessed lights. Central heating radiator. Power points and TV point.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space. Built-in cupboard with fitted shelving. Doors to all four bedrooms and the family bathroom.

Bedroom 1 15' 0" x 13' 1" max (4.56m x 4m max)

A new, spacious double bedroom to the rear overlooking the garden, and with an en-suite shower room. Fitted carpet. Central heating radiator. uPVC double glazed window. Power points.

En-Suite 7' 1" x 5' 7" (2.16m x 1.7m)

Shower cubicle with twin head mixer shower, WC and sink. Part tiled walls. Central heating radiator.

Bedroom 2 11' 2" x 12' 2" (3.4m x 3.7m)

Double bedroom with uPVC double glazed window to the front of the house. Fitted carpet. Built-in cupboard. Central heating radiator. Power points.

Bedroom 3 10' 7" x 11' 9" to doorway (3.23m x 3.57m to doorway)

The second front facing double bedroom. Fitted carpet. Built-in cupboard. uPVC double glazed window to the front. Power points. Central heating radiator.

Bedroom 4 8' 4" to cupboard x 8' 4" (2.55m to cupboard x 2.53m)

A single bedroom With uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Built-in wardrobe.

Bathroom 7' 1" x 5' 7" (2.16m x 1.7m)

A remodelled bathroom with suite comprising a panelled bath with twin head mixer shower, WC and a pedestal sink. Part tiled walls. uPVC double glazed window to the side. Extractor fan. Central heating radiator.

Outside

Front

Off road parking laid to block paving, for two vehicles.

Rear Garden

A north easterly rear garden with a large timber deck, lawn and a gravel pathway to the rear that leads to the gym and office. Outside lights, power points and tap. Wide, gated side access to the front which provides very useful storage space.

Gym 13' 11" x 12' 3" (4.25m x 3.74m)

Part of the recently built garden room, this is currently set up as a gym but gives very useful and versatile additional space. LVT flooring. Power points. Recessed lighting. uPVC double glazed doors into the garden. Door to the office.

Office 9' 5" x 11' 11" (2.88m x 3.62m)

LVT flooring. uPVC double glazed window to the garden. Recessed lights. Power points.

Additional Information

Tenure

The property is freehold (WA166545).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Approximate Gross Internal Area

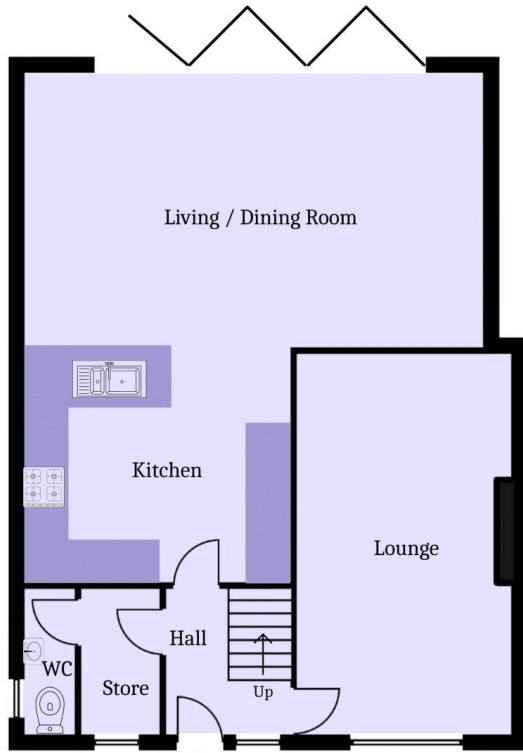
1323 sq ft / 122.9 sq m.

Utilities

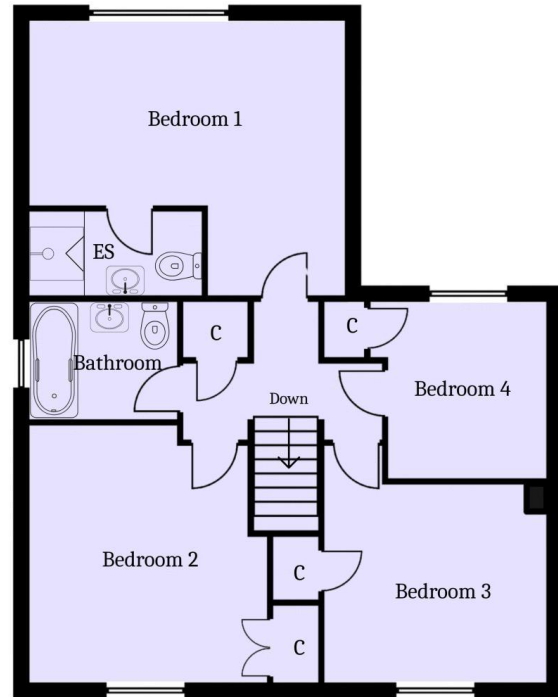
The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate

Floor Plan



Ground Floor



First Floor

For illustrative purposes
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