

# 41 Cowslip Drive

Penarth, Vale of Glamorgan, CF64 2RH



An extensively renovated three bedroom end-terraced property found in excellent condition and for sale with no onward chain. Ideal for couples and small families alike. Located at the end of this quiet location just a short walk from Cogan Leisure Centre, train station, Primary School and Nursery School. There is a good front garden, an enclosed rear garden and a larger than average garage in a nearby block. Viewing advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£325,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Porch 3' 6" x 7' 1" (1.06m x 2.15m)**

New vinyl floor. uPVC double glazed sliding front door and a door into the lounge. Door to WC. Low level meter cupboard.

#### **WC 2' 7" x 7' 1" (0.8m x 2.15m)**

WC and sink. uPVC double glazed window to the front. Coved ceiling. New vinyl flooring.

#### **Lounge 15' 9" x 16' 11" (4.81m x 5.15m)**

A spacious lounge with new wood effect laminate flooring. uPVC double glazed window to the front, staircase to first floor, power points and television point. Open to the kitchen. Two central heating radiators. Recessed lights. Decorative wooden fire surround.

#### **Kitchen 15' 7" x 10' 3" (4.76m x 3.12m)**

Kitchen with dining space across the rear of the house, with new uPVC double glazed sliding doors and window onto the garden. New fitted kitchen comprising wall units and base units with green shaker style doors and quartz effect laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob with extractor over. Recess and plumbing for a washing machine and dishwasher. Space for a fridge freezer. Single bowl composite sink with drainer. New gas combination boiler. Wood effect laminate floor. Power points. Recessed lights.

### **First Floor**

#### **Landing**

New fitted carpet to stairs and landing. uPVC double glazed window to the side. Hatch to loft space. Central heating radiator. Built-in cupboard.

#### **Bedroom 1 9' 10" x 15' 5" (3m x 4.69m)**

Double bedroom to the front of the property with new fitted carpet. uPVC double glazed window. Central heating radiator. Power points. Coved ceiling.

#### **Bedroom 2 9' 10" into doorway x 12' 1" (3m into doorway x 3.69m)**

Double bedroom to the rear of the property. New fitted carpet. Central heating radiator. New uPVC double glazed window to the rear. Power points.

#### **Bedroom 3 7' 0" x 7' 0" (2.13m x 2.13m)**

Single bedroom. New fitted carpet and a new uPVC double glazed window to the rear. Central heating radiator. Power points.

#### **Bathroom 5' 8" x 9' 9" (1.73m x 2.96m)**

New suite comprising a panelled bath, WC and pedestal sink. Part tiled walls. uPVC double glazed window to the front. Cabinet and tall cupboard. New vinyl flooring. Central heating radiator.

### **Outside**

#### **Front**

Lawned area with pathway leading to the front door.

#### **Rear Garden**

Enclosed rear garden with areas of lawn and paved patio. Side access to front.

#### **Garage**

The property benefits from having a garage in a nearby block. This has a single garage door to the front and widens to the rear.

Additional Information

Tenure

The property is held on a freehold basis (WA488646).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,596.01 for the year 2025/26.

Approximate Gross Internal Area

893 sq ft / 83 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage services, with gas central heating with new gas combi boiler (2025).

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











