

5 Carys Close

Penarth, Vale of Glamorgan, CF64 3RD



A three bedroom detached bungalow situated just off Beechwood Drive in a quiet close of similar properties within easy reach of public transport, schools and local shop. The bungalow has a spacious lounge, the two to three double bedrooms (one currently a dining room), kitchen and bathroom. It is in very good condition throughout but has further potential. There is a driveway to the side leading to a detached garage and a pleasant, enclosed, private rear garden. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£499,950

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

Accommodation

Porch

Fitted carpet. uPVC double glazed front door. Coved ceiling. Glazed door through to the Entrance Hall.

Entrance Hall

Coved ceiling. Central heating radiator. Fitted carpet. Power point. Trap door to roof space with loft ladder attached. The loft has been partly boarded and has electric light as well as housing the gas combi boiler.

Living Room 19' 7" x 11' 9" (5.96m x 3.57m)

A spacious living room with uPVC double glazed picture window overlooking the front garden with fitted vertical blind. Central heating radiator. Coved ceiling. Power points. TV point. Telephone point. Fitted living flame gas fire in marble fireplace. uPVC double glazed window to the side.

Dining Room / Bedroom 3 9' 5" x 13' 5" (2.88m x 4.08m)

Central heating radiator. Power points. Fitted carpet. uPVC double glazed window and door into the conservatory. This room is currently used as a dining room but would be equally well suited as a third bedroom or even a home office.

Conservatory 16' 11" x 7' 1" (5.15m x 2.16m)

Large double glazed sun lounge overlooking the rear garden. Power points. Central heating radiator. uPVC double glazed windows and sliding patio doors out to the rear garden all with fitted roller blinds.

Kitchen 16' 10" x 10' 3" (5.14m x 3.13m)

Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including a four zone electric hob with extractor hood above, a fridge freezer, dishwasher and washing machine. Recessed lighting. Single bowl sink with drainer. Two double glazed windows with fitted roller blinds. Tiled walls. Power points. uPVC double glazed door to the driveway. Coved ceiling. Central heating radiator.

Bedroom 1 15' 4" x 11' 9" *into fitted wardrobes* (4.67m x 3.59m *into fitted wardrobes*)

Range of built-in wardrobes along one wall with built-in dressing table. uPVC double glazed window. Coved ceiling. Central heating radiator. Telephone point. Power points. Fitted carpet.

Bedroom 2 11' 8" x 13' 4" (3.55m x 4.06m)

Coved ceiling. Central heating radiator. Power points. Fitted carpet. uPVC double glazed window to the front with fitted vertical blinds. Built-in wardrobes. Please note - furniture can be included if required.

Bathroom 6' 5" x 11' 8" (1.96m x 3.55m)

Fully tiled walls. Modern suite comprising a vanity unit with two wash hand basins and cupboards, WC, panelled bath and shower cubicle with Mira electric shower. Coved ceiling. Recessed lighting. Heated towel rail. Fitted carpet. Airing cupboard with central heating radiator. Ceramic tiled floor. Two bathroom cabinets. uPVC double glazed window.

Outside

Front

There is a pleasant front garden, paved with a driveway to the side leading to a detached garage and laid to artificial grass with flowerbeds.

Garage

Electric up and over door. Power points. Electric light. Door leading to the rear garden.

Rear

Attractively laid out rear garden, enclosed private and laid out with slate chippings, flowerbeds, paved patio area and area laid to artificial grass.

Additional Information

Tenure

We have been informed that the property is Freehold.

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,707.18 for the year 2023/2024.

Approximate Gross Internal Area

1151 sq ft / 107 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

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