

# 66 Castle Avenue

Penarth, Vale of Glamorgan, CF64 3QS



A three bedroom semi-detached property with off road parking and garden, in an enviable location ideal for access to schools, parks and sports facilities in this very popular part of Penarth. Comprising an entrance hall, living room, kitchen and cloakroom on the ground floor along with the three bedrooms and bathroom above. The property is currently being decorated in parts and has excellent further potential. 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

#### **Entrance Hall**

Wood effect laminate floor. Central heating radiator. uPVC double glazed front door and window. Doors to the living room and kitchen and open to the storage room that leads through to the WC.

#### **Living Room** 10' 6" into recess x 17' 11" (3.21m recess x 5.46m)

A spacious living room with uPVC double glazed window to the front and an aluminium double glazed window to the rear. Fitted carpet. Two central heating radiators. Power points. TV point.

#### **Kitchen** 14' 8" x 10' 6" (4.47m x 3.19m)

Vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces and cream shaker style cabinet doors. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Recess for fridge and freezer. Plumbing for washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed door and an aluminium double glazed window to the rear garden. Central heating radiator. Power points. Space for a dining table and chairs.

#### **Storage Room** 3' 10" x 7' 1" (1.16m x 2.16m)

Wood effect laminate floor continued from the entrance hall. uPVC double glazed window to the front. Door to the WC.

#### **WC** 2' 7" x 7' 1" (0.8m x 2.16m)

Vinyl floor. WC and wash hand basin with storage below. uPVC double glazed window to the side.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Aluminium double glazed window to the rear. Hatch to the loft space (part boarded and with light). Doors to the bedrooms and bathroom.

#### **Bedroom 1** 11' 3" x 12' 1" (3.44m x 3.69m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Two built-in wardrobe. Central heating radiator. Power points.

#### **Bedroom 2** 10' 7" x 11' 9" into doorway (3.22m x 3.58m into doorway)

Wood effect laminate floor. uPVC double glazed window to the front. Built-in cupboard over the stairs. Central heating radiator. Power points. This room is currently in the process of being redecorated, with the wall paper being stripped before skimming and painting three walls and re-papering feature wall.

#### **Bedroom 3** 7' 7" x 8' 1" (2.31m x 2.47m)

Single bedroom with aluminium double glazed window overlooking the garden. Fitted carpet. Fitted cupboard with rail. Central heating radiator. Power points.

#### **Bathroom** 10' 3" maximum x 5' 6" (3.12m maximum x 1.67m)

An enlarged bathroom with suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Two aluminium double glazed windows to the rear. Tiled floor and part tiled walls. Heated towel rail. Extractor fan. Recessed lights.

### Outside

#### **Front**

Off road parking for three cars laid to block paving. Side access to the rear garden.

#### **Rear Garden**

A well-proportioned rear garden, laid to lawn and paved patio. Block built storage shed to the rear. Side access to the front.

### Additional Information

#### Tenure

The property is held on a freehold basis (WA153076).

#### Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,874.20 for the year 2023/24.

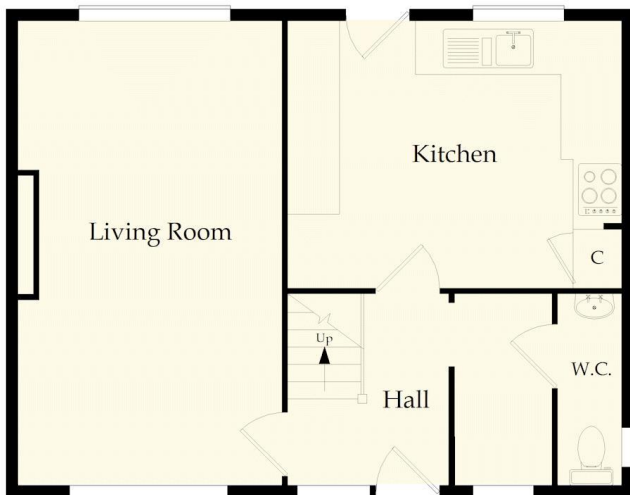
#### Approximate Gross Internal Area

818 sq ft / 76 sq m.

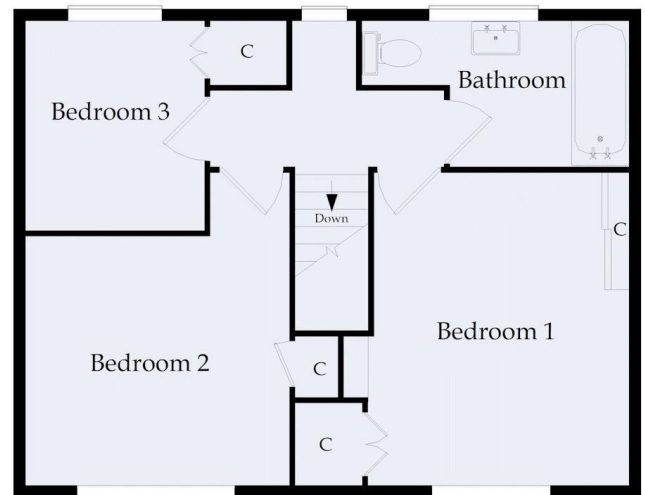
#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

#### Floor Plan



Ground Floor



First Floor

This drawing is for illustrative purposes only (not to scale)  
Copyright © 2024 ViewPlan.co.uk (Ref: VP24-XAT-3, Rev: Org)









