

25 Station Road

Penarth, The Vale Of Glamorgan, CF64 3EP



A fully upgraded, extended and loft converted four bedroom terraced house, located on this very popular road just off the town centre, close to Penarth train station and a short walk from some excellent local schools. Comprises the porch, entrance hall, sitting room, utility, shower room and kitchen / diner on the ground floor along with three bedrooms and bathroom on the first and a master bedroom on the second floor. The property benefits from a front garden that sets it back from the road and pavement as well as a low maintenance rear garden. In excellent order throughout. A must see. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£525,000

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Accommodation

Ground Floor

Porch 3' 4" x 3' 7" (1.01m x 1.08m)

Tiled floor. Original tiled wall to one side and cornice. Composite front door and a wooden glazed panel inner door to the hall.

Entrance Hall

Original timber floor, cornice and arch. Original timber doors to the living room, shower room and utility room. Door to the kitchen / diner. Central heating radiator. Under stair cupboard. Power points and phone point.

Living Room 13' 0" into recess x 14' 0" into bay (3.96m into recess x 4.27m into bay)

A very attractive living room with feature uPVC double glazed bay window to the front with fitted shutters and a period style cast iron fireplace with wooden surround and a granite hearth. Recess cupboards and shelves to either side. Two central heating radiators. Original cornice. Power points and TV point. Wood effect laminate floor.

Shower Room 11' 0" x 3' 11" (3.35m x 1.2m)

Ground floor shower room and WC with suite comprising the walk-in shower, WC and wash hand basin. Part tiled walls. Extractor fan. Heated towel rail. Shaver point.

Utility Room 11' 1" x 7' 4" (3.37m x 2.23m)

A very useful additional room created alongside the shower room from the second sitting room. Wood effect laminate floor. Fitted wall and base units with shaker style doors and wood effect laminate work surfaces. Plumbing for washing machine and dryer. One and a half bowl ceramic sink with drainer. Part tiled walls. Recessed lights. Extractor fan.

Kitchen / Diner 14' 8" x 18' 7" (4.48m x 5.67m)

This is an excellent, extended family kitchen space, perfect for entertaining and opening out onto the rear garden. Fitted kitchen comprising wall units and base units with shaker style doors and marble effect quartz work surfaces with matching central island. Integrated appliances including an electric oven, grill, five burner gas hob, extractor hood (all Neff), a dishwasher and fridge freezer (both Kenwood). Double bowl ceramic countersunk sink with drainer. Feature lighting and recessed spotlights. Two roof lanterns. Five pane bifold doors to the garden. Power points and TV point. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Original doors to all rooms. Recessed lights. Central heating radiator.

Bedroom 2 16' 9" into fitted wardrobes x 10' 8" (5.11m into fitted wardrobes x 3.25m)

A double bedroom across the full width of the front of the property. Fitted wardrobes along one wall. Two uPVC double glazed windows to the front, both with fitted shutters. Fitted carpet. Central heating radiator. Power points and TV point. Two wall mounted lights.

Bedroom 3 10' 11" into wardroves x 11' 10" into recess (3.33m into wardroves x 3.61m into recess)

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Two fitted wardrobes. Central heating radiator. Power points and TV point.

Bedroom 4 6' 9" x 12' 4" into wardrobes (2.06m x 3.75m into wardrobes)

The third first floor bedroom, this time with a uPVC double glazed window to the side. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points.

Bathroom 10' 3" x 5' 9" (3.13m x 1.74m)

Wood effect laminate flooring. Suite comprising a side to wall freestanding bath with mixer shower and glass screen, WC and twin wash basin with storage below. Two uPVC double glazed windows to the rear. Part tiled walls. Extractor fan. Shaver point and two wall mounted lights.

Second Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Door to bedroom 1. Small cupboard on the half landing.

Bedroom 1 11' 6" maximum x 18' 6" (3.51m maximum x 5.63m)

A spacious double bedroom with uPVC double glazed doors onto a Juliette balcony to the rear and a Velux window to the front. Extensive fitted wardrobes to both sides of the room. Wood effect laminate floor. Central heating radiator. Power points and TV point. Recessed lighting.

Outside

Front

Front garden with a raised paved patio, stone chippings and a original tiled pathway to the front door. Privacy hedging. Outside light.

Rear Garden

A low maintenance, private rear garden with an easterly aspect, laid to natural stone paving. Original stone wall to one side. Outside power points and tap.

Additional Information

Tenure

The property is held on a freehold basis (WA122291).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,893.28 for the year 2024/25.

Approximate Gross Internal Area

1485 sq ft / 138 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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