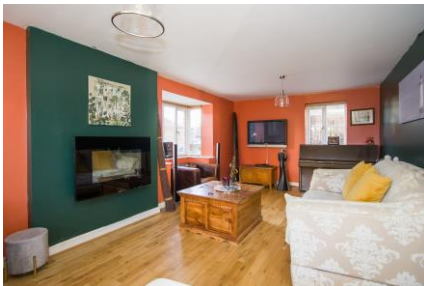


10 Clos yr Erw

Penarth, Vale of Glamorgan, CF64 3RR



A modern detached five bedroom family home in a quiet cul-de-sac on this very popular Penarth development, in catchment for Evenlode and Stanwell schools while being only a short walk away from Cosmeston Lakes, both Old Penarthians and the Athletic Club and with the town centre being just over a mile away on foot. The property comprises an entrance hall, living room, kitchen / diner, utility room and cloakroom on the ground floor. There are then three bedrooms and two bathrooms on the first floor along with two further bedrooms and a shower room above. There is very good off road parking to the front, a single garage and an enclosed rear garden. The property is being sold with no onward chain. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£689,500

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Ground Floor

Hall 6' 6" x 9' 4" (1.98m x 2.84m)

Italian porcelain tiled flooring. Wooden front door with uPVC double glazed windows to both sides. Doors to the living room, kitchen / diner and WC. Built-in cupboard. Central heating radiator. Power points.

Living Room 13' 1" into bay x 20' 11" (3.98m into bay x 6.37m)

A large, triple aspect room with uPVC double glazed windows to the front and rear along with a bay window to the side - all with Venetian blinds. Engineered oak flooring. Feature electric fire. Central heating radiator. Power points and TV point.

Kitchen / Diner 15' 8" max into bay x 20' 11" (4.78m max into bay x 6.37m)

A brilliant open plan family space with kitchen, dining and sitting areas, all opening onto the garden. uPVC double glazed windows and doors onto the garden with an additional uPVC double glazed window to the front. Italian porcelain flooring throughout. Fitted kitchen comprising wall units and base units with a mixture of granite and wood work surfaces. Freestanding Rangemaster range cooker with double electric oven, grill, warming drawer and six burner gas hob. Integrated dishwasher and extractor hood. Single bowl Belfast sink with counter top drainer. Recessed lights. Power points. Door to utility room. Ample space for dining and sitting furniture.

Utility Room 6' 5" x 6' 6" (1.96m x 1.98m)

Italian porcelain flooring continued from the kitchen. Plumbing for washing machine. Space for fridge freezer (Rangemaster fridge freezer in-situ and available by separate negotiation). Central heating radiator. Fitted wall cupboards. Power points. Wooden double glazed side door into the garden.

WC 3' 3" x 5' 8" (1m x 1.73m)

Tiled floor and part tiled walls. WC and pedestal sink. Central heating radiator. Extractor fan.

First Floor

Landing

Solid oak flooring to the stairs and landing. uPVC double glazed window to the rear with fitted Venetian blind. Central heating radiator power points. Built-in cupboard. Stairs to the second floor.

Bedroom 1 12' 4" x 15' 7" into doorway (3.77m x 4.76m into doorway)

Double bedroom with en-suite shower room and a fitted wardrobe. uPVC double glazed windows to the front and side, both of which have fitted Venetian blinds. Wood effect laminate flooring. Central heating radiator. Power points and TV point. Door to the en-suite.

En-Suite 7' 3" x 3' 10" (2.2m x 1.18m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and a pedestal sink. Central heating radiator. Bathroom cabinet. Extractor fan. uPVC double glazed window to the side with Venetian blind.

Bedroom 2 11' 2" x 10' 11" (3.41m x 3.34m)

Double bedroom with dual aspect and uPVC double glazed windows to the side and rear - both with Venetian blinds. Fitted carpet. Central heating radiator. Power points. Fitted wardrobes.

Bedroom 3 11' 3" x 9' 9" (3.42m x 2.97m)

Another dual aspect double bedroom, with uPVC double glazed windows to the front and side, both with fitted Venetian blinds. Central heating radiator. Fitted carpet. Power points. Fitted wardrobes.

Bathroom 7' 3" x 6' 2" (2.2m x 1.88m)

Suite comprising a panelled bath, WC and a pedestal sink. uPVC double glazed window to the rear.

Second Floor

Landing

Solid oak floor to the stairs and landing. uPVC double glazed window to the front on the half landing and a Velux window to the rear onto the second floor. Built-in cupboard. Doors to both bedrooms and the bathroom. Power points. Central heating radiator. Fitted blinds to both windows.

Bedroom 4 *11' 6" x 14' 0" (3.5m x 4.26m)*

A double bedroom with dual aspect having a uPVC double glazed window to the front and a Velux window to the rear. Central heating radiator. Power points. TV point. Both windows have fitted blinds.

Bedroom 5 *12' 8" x 7' 10" (3.85m x 2.4m)*

The fifth bedroom, another double but ideal as a home office. uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

Shower Room *7' 7" into shower x 5' 10" (2.32m into shower x 1.77m)*

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, a WC and a pedestal sink. Central heating radiator. Shaver point. Extractor fan. Velux window to the rear.

Outside

Front

A large frontage that provides off road parking for four cars, leading to the garage. Outside lights Gated access to the rear garden.

Rear Garden

An enclosed rear garden laid to natural stone paving and dog friendly artificial grass. Access around the rear of the property to the garage and driveway. Outside tap.

Garage *8' 2" x 17' 0" (2.5m x 5.17m)*

Up and over garage door, power points and electric light.

Additional Information

Tenure

The property is freehold (CYM329459).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3540.02 for 2025/26.

Utilities

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

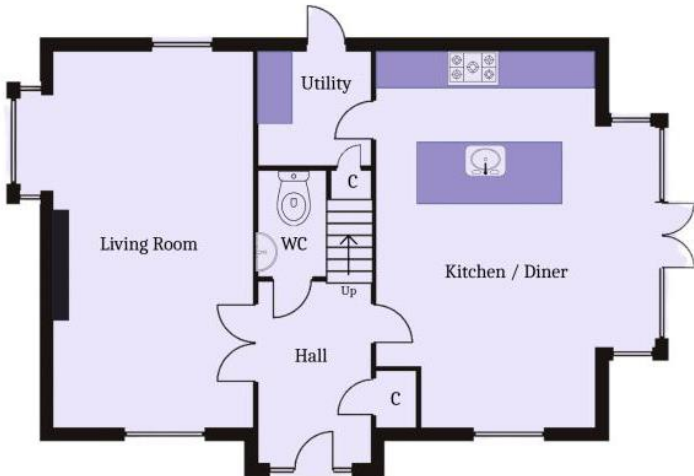
Approximate Gross Internal Area

1749 sq ft / 162.5 sq m.

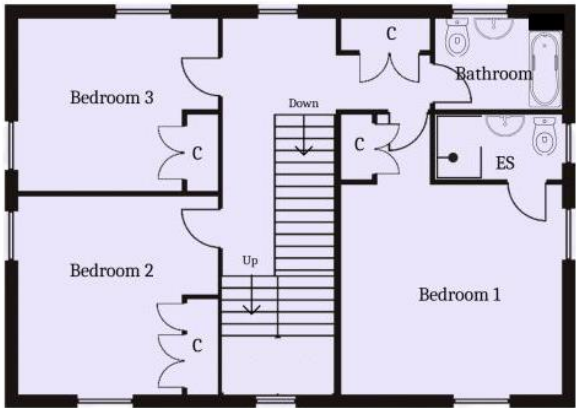
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

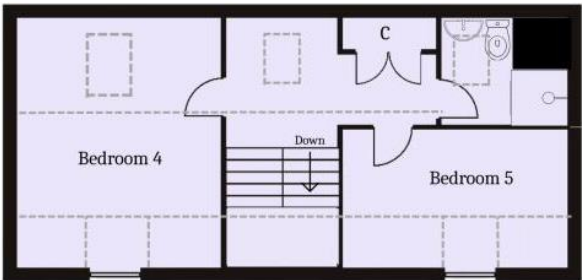
Floor Plan



Ground Floor



First Floor



Second Floor

For illustrative purposes
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