

41 Redlands Road

Penarth, Vale of Glamorgan, CF64 2WD



A comprehensively renovated and very characterful three bedroom mid-terraced house, built in 1908 in the style of the John Coates Carter properties next door. The ground floor comprises the porch, entrance hall, two reception rooms and kitchen while there are three bedrooms and a bathroom above. The property has a very pleasant westerly front garden and a re-landscaped, low maintenance rear garden with areas of paved patio and artificial grass. Very conveniently located in catchment for Victoria School and is close to Stanwell School as well as the town centre. Viewing is strongly advised in order to be able to appreciate all that this property has to offer. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£440,000

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Accommodation

Ground Floor

Porch 4' 11" x 6' 7" (1.51m x 2m)

A very useful porch with quarry tiled flooring, a wooden door and windows to the front overlooking the front garden. Timber glazed panel door and window to the hall. Electric light. Part wood panelled walls.

Hall

Original quarry tiled flooring, stairs to the first floor, doors to all three rooms, deep skirting boards and picture rails. Central heating radiator. Power points. Under stair cupboard.

Sitting Room 10' 10" into recess x 13' 9" into bay (3.3m into recess x 4.19m into bay)

A charming sitting room with uPVC double glazed bay window to the front. Original fireplace with and open grate with tiled and wood surround, timber floor, skirting boards and picture rails. Three central heating radiators. Power points and TV point. Fitted roller blinds to the window.

Dining Room 10' 11" max into recess x 12' 3" (3.32m max into recess x 3.73m)

The second reception room, and another with the original timber floor. uPVC double glazed window to the rear. Central heating radiator. Power points. Original picture rails, skirting boards and wooden fire surround.

Kitchen 6' 8" max x 23' 5" (2.02m max x 7.13m)

An upgraded kitchen comprising of wall units and base units with dark blue shaker style doors and wooden work surfaces. Freestanding cooker with gas oven, grill and four burner gas hob. Space for a fridge freezer. Plumbing for a washing machine, dryer and dishwasher. Two central heating radiators. Space for a breakfast bar. Single bowl composite sink with drainer. Part tiled walls. Power points. uPVC double glazed windows and doors to the side into the garden and a uPVC double glazed window to the rear. Recessed lights.

First Floor

Landing

An attractive landing with lovely original timber flooring, stair balustrade and built-in cupboard. Original skirting boards and doors to all three bedrooms and the bathroom. Hatch to the loft space.

Bedroom 1 10' 11" max into recess x 11' 11" (3.33m max into recess x 3.64m)

A double bedroom with uPVC double glazed windows to the rear overlooking the garden. Original timber floor, picture rails and fireplace with glazed tiled hearth. Built-in wardrobe. Power points. Central heating radiator. Fitted roller blind to the window.

Bedroom 2 10' 4" into recess x 12' 0" (3.15m into recess x 3.65m)

The second double bedroom, this time with uPVC double glazed windows to the front, with fitted roller blind. Once again, this room has the very attractive original timber floor along with other features that include the fireplace with glazed tile hearth, picture rails and skirting boards. Central heating radiator. Power points.

Bedroom 3 6' 1" x 8' 9" (1.86m x 2.66m)

A single bedroom, currently used as a home office and ideal for that purpose. Original timber floor, picture rails and skirting boards. Central heating radiator. Power points. Fitted roller blind to the windows.

Bathroom 6' 8" x 7' 2" (2.03m x 2.18m)

A family bathroom comprising of a panelled bath with mixer shower, a WC and a pedestal sink. Vinyl flooring. Central heating radiator. uPVC double glazed window to the rear. High level window to the landing. Part tiled walls.

Outside

Front

An attractive and private rear garden that provides a lovely westerly sitting area. Laid to stone chippings and with a paved pathway to the front door. Mature planting throughout.

Rear Garden

A re-landscaped rear garden over two levels, with natural stone paved patio and and artificial grass with paved railway sleeper steps between the two. Outside light and tap. Gated access to the rear lane.

Additional Information

Tenure

The property is freehold (WA155822).

Council Tax Band

The Council Tax band for the property is D, which equates to a charge of £2261.18 for the year 2026/27.

Approximate Gross Internal Area

945 sq ft / 87.8 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating, with the Worcester Bosch boiler (2022) housed in the loft.

Notes

The current owners have undertaken considerable upgrading works during their time at the property, which include a new boiler (2022), new roof (2022), new kitchen and complete garden re-landscaping.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan









