

# 62 Plassey Street

Penarth, Vale of Glamorgan, CF64 1EP



An attractive stone built, town centre Victorian terraced house with informal loft room and recently fitted solar panels with batteries. The property is perfect for couples and growing families and comprises the partly open plan reception rooms, kitchen and WC on the ground floor along with three bedrooms, a bathroom and the loft room above. There is a low maintenance, south facing garden to the rear, with garden room. The solar system comprises 15 solar panels and 20KW of battery capacity. Viewing advised. EPC: B.

**David  
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Your local Estate Agent & Chartered Surveyor

**£450,000**

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## Accommodation

### Ground Floor

#### **Porch 3' 3" x 3' 5" (1m x 1.05m)**

Composite front door with uPVC double glazed window above. Wooden glazed panel inner door. Coved ceiling and electric light. Wood effect LVT flooring.

#### **Hall**

Composite front door. Wood effect LVT flooring continued from the porch. Original cornice, arch and deep skirting boards. New staircase leading to the first floor with two under stair cupboards. Oak doors to the open plan sitting and dining room, the WC and the kitchen. Power points.

#### **Sitting Room 13' 3" into recess x 10' 8" (4.04m into recess x 3.26m)**

Part of an open plan living space comprising sitting and dining rooms. Partly open, the sitting room has wood effect herringbone LVT flooring, a new uPVC acoustic double glazed window to the front, cornice and picture rails along with a wood burning stove and fitted shelving to both sides. Central heating radiator.

#### **Dining Room 11' 1" into recess x 10' 4" (3.38m into recess x 3.15m)**

Partly open from the sitting room, this has the same wood effect herringbone LVT flooring, cornice and picture rails. There is a uPVC double glazed door into the garden. Central heating radiator. Power points.

#### **Kitchen 9' 9" x 19' 11" (2.96m x 6.08m)**

Wood effect herringbone LVT flooring. Fitted kitchen comprising tall larder cupboards and base units with matt effect doors and solid quartz work surfaces. Integrated appliances including an electric oven (new), combi-microwave, four zone induction hob, extractor fan, dishwasher, full height fridge and freezer (both new). Single bowl composite sink with drainer and a Quooker tap that provides boiling, cold and sparkling water. Recess and plumbing for washing machine and dryer. Cupboard with gas combination boiler. uPVC double glazed windows to the rear and doors to the side into the garden. Central heating radiator. Feature lighting. Power points.

#### **WC 4' 6" x 2' 7" (1.36m x 0.79m)**

Wood effect LVT flooring. WC. uPVC double glazed window to the side.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Stairs to the loft room. Solid oak doors to all bedrooms and the bathroom. Power points. Under stair store area. Coved ceiling. Recessed lights.

#### **Bedroom 1 15' 10" x 10' 10" (4.83m x 3.29m)**

A double bedroom across the full width of the front of the house. Fitted wardrobes to one wall. Two new uPVC acoustic double glazed windows to the front - both with Venetian blinds. Central heating radiator. Power points and TV point. Coved ceiling.

#### **Bedroom 2 11' 0" x 10' 10" (3.36m x 3.3m)**

Double bedroom with new uPVC acoustic double glazed window to the rear. Fitted carpet. Fitted wardrobes to one wall. Venetian blinds to the window. Central heating radiator. Power points.

#### **Bedroom 3 9' 7" x 8' 0" (2.92m x 2.44m)**

A single bedroom at the back of the house with new uPVC acoustic glazed window to the side. Fitted carpet. Central heating radiator. Power points.

#### **Bathroom 6' 9" x 6' 8" (2.05m x 2.04m)**

Suite comprising a walk-in shower, WC and sink with storage below. Wood effect LVT flooring. uPVC double glazed window to the side. Tiled walls. Recessed lights. Bathroom cabinet with mirrored door and light.

**Loft Room 16' 2" x 10' 6" (4.93m x 3.2m)**

A well proportioned loft room with two Velux windows to the front. Fitted carpet. Eaves storage which has been fully boarded and has a laminate floor. Power points. Recessed lighting.

**Outside**

**Rear Garden**

A very nicely planned, low maintenance rear garden with a sunny southerly aspect and a garden room. Ceramic tiled floor across the whole garden. Outside tap. Solar batteries with meter and isolator switch. Wood storage. Modern timber fencing to both sides.

**Garden Room 11' 3" x 9' 7" (3.42m x 2.92m)**

This is a timber garden room with fitted carpet, electric lights, power points, internet and windows and door to the garden. Ideal as a bar, sitting area, home office or kids play space.

**Additional Information**

**Tenure**

The property is freehold (WA393540).

**Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2,763.66 for 2026/27.

**Approximate Gross Internal Area**

1315 sq ft / 122.2 sq m.

**Utilities**

The property is connected to mains electricity, gas, water and sewerage services and has gas central heating. There is also a solar system at the property, which comprises of 15 solar panels and a 20 kW battery. The boiler and electrical consumer unit were both installed in 2023 and the boiler was serviced in May 2025.

**Notes**

The property benefits from a PIV (positive input ventilation) system which works at all times to help to ensure that any excess moisture is taken out of the property in order to minimise condensation and mould at all times. The property also had a new roof in 2022.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



For illustrative purposes  
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