

12 Castle Avenue

Penarth, Vale of Glamorgan, CF64 3QS



A brilliantly extended four bedroom semi-detached house with spacious open-plan living areas and a large garden, located in a very popular spot in catchment for some excellent local schools and within easy reach of Cosmeston Lakes, the Esplanade, Cliff Tops park and the town centre. The ground floor comprises the open plan kitchen / living / dining space as well as the more traditional lounge and the shower room. There are then the four bedrooms (3 doubles) and the family bathroom. The property has a leafy front garden as well as a very well-sized rear garden with a paved terrace and a lawn. Viewing is an absolute must for this one if you are looking for an impressive modern family home. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£535,000

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Accommodation

Ground Floor

Hall

Ceramic tiled floor that continues through to the shower room and kitchen. Doors to both of those rooms as well as the sitting room. Composite front door with uPVC double glazed panels to either side. Useful coat and shoe space. Vertical central heating radiator. Stairs to the first floor.

Sitting Room *10' 6" into recess x 17' 7" (3.21m into recess x 5.35m)*

A spacious sitting room with uPVC double glazed window to the front and a high level window to the rear. Fitted carpet. Coved ceiling. Power points and TV point. Cast iron log burner. Central heating radiator. Venetian blind to front windows.

Shower Room *5' 1" x 6' 10" (1.56m x 2.08m)*

A shower room and ground floor WC accessed from the hall and with good built-in storage space that also houses the gas combi-boiler. Shower cubicle with twin head mixer shower, WC and a sink with storage below. Heated towel rail. uPVC double glazed window to the side. Recessed lighting and extractor fan.

Kitchen / Dining / Living Space *23' 1" max x 25' 2" max (7.03m max x 7.66m max)*

This is a very impressive split level space, perfect for family meals and for entertaining. The upper level forms what would originally have been the kitchen and is now the dining area, with a ceramic tiled floor continued from the hallway, uPVC double glazed window to the side and a fitted utility storage to the side with integrated washing machine. The area steps down to the kitchen area. The kitchen area has a run of fitted units with shaker style doors and wooden work surfaces along with a central island that has matching cabinetry and quartz work surfaces and an inset twin bowl sink. There is a freestanding range cooker and a space for a fridge freezer. The sitting area has a vaulted ceiling with Velux window and to the rear of the space are two large aluminium double glazed sliding doors onto the patio and into the garden. There are recessed lights throughout, power points and underfloor heating.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all four bedrooms and the bathroom. Hatch to the loft space.

Bedroom 1 *13' 7" x 13' 11" (4.13m x 4.25m)*

A master double bedroom overlooking the garden, in what is the extended part of the house. Fitted carpet and fitted wardrobes. uPVC double glazed window to the rear. Central heating radiator. Power points. Recessed ceiling lights and two fitted wall lights.

Bedroom 2 *11' 7" max x 11' 11" (3.53m max x 3.62m)*

A double bedroom with uPVC double glazed window to the front. Fitted carpet. uPVC double glazed window with Venetian blinds. Fitted wardrobes. Power points and TV point. Coved ceiling. Central heating radiator.

Bedroom 3 *10' 7" x 11' 4" into doorway (3.23m x 3.46m into doorway)*

Another front facing double bedroom. Fitted carpet. uPVC double glazed window. Built-in cupboard over the stairs. Coved ceiling. Central heating radiator. Power points.

Bedroom 4 *8' 8" max x 8' 2" (2.64m max x 2.5m)*

The smallest of the four bedrooms, but a lovely single bedroom that is equally suited to being a home office. Fitted carpet. uPVC double glazed window to the rear overlooking the garden. Central heating radiator. Power points. Coved ceiling.

Bathroom *10' 0" into shower x 5' 4" (3.05m into shower x 1.62m)*

Herringbone effect vinyl flooring. Suite comprising a panelled bath with hand shower fitting, a shower cubicle with twin head mixer shower, a WC and a sink with storage below. uPVC double glazed window to the side. Heated towel rail. Part tiled walls. Recessed lights. Built-in cupboard.

Outside

Front

A very pleasant front lawn with steps down to the front door from the pavement. Gated side access to the garden. Mature tree.

Rear Garden

A well-proportioned rear garden with a natural stone patio from the kitchen that steps down to a lawn and timber deck. The patio has an attractive glass balustrade and plenty of space for a mix of outdoor furniture. There is a large willow tree in the decked area that provides excellent shade. Gated side access to the front.

Additional Information

Tenure

The property is freehold (WA291477).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,261.18 for 2026/27.

Approximate Gross Internal Area

1381 sq ft / 128.3 sq m.

Utilities

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

Energy Performance Certificate

Floor Plan



















