

52 Heol Tre Forys

Penarth, Vale of Glamorgan, CF64 3RE



A very spacious family home, with versatile, well-proportioned accommodation spread over three floors, on a very private plot at the entry point to this very popular development in Penarth, within easy reach of the town centre as well as schools and parks. The ground floor accommodation comprises the entrance hall, two reception rooms, kitchen / dining / living space, utility and WC. There are then three double bedrooms and two bathrooms on the first floor along with two further double bedrooms and a shower room above. The property is very private from the road and has a large, mature rear garden which is perfect for families of all ages. There is off road parking to the rear that leads to a double garage. The property has been upgraded and maintained over the years. EPC: TBC.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£860,000

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Accommodation

Ground Floor

Entrance Hall

An attractive entrance hall with wood flooring and doors to all ground floor rooms. Central heating radiator. Power points. Stairs to the first floor. Coved ceiling. New front door with double glazed panels to either side. Under stair cupboard.

Sitting Room 14' 4" x 16' 2" (4.36m x 4.94m)

A very pleasant sitting room with wood flooring continued from the hall. Two uPVC double glazed windows to the front. Fireplace with gas fire, wood surround and marble hearth. Power points and TV point. Coved ceiling.

Dining Room 12' 8" x 10' 6" (3.86m x 3.21m)

This is a versatile second reception room, currently used for formal dining but equally suited to being a home office or playroom. Wood flooring. Two uPVC double glazed windows to the front. Central heating radiator. Coved ceiling. Power points.

WC 3' 7" x 5' 2" (1.08m x 1.57m)

Wood flooring. WC and sink with tiled splashback. Central heating radiator. Extractor fan.

Kitchen / Dining 19' 8" approx x 13' 3" into bay (6m approx x 4.04m into bay)

Part of an open plan space that spans the full rear of the property, this area has kitchen and dining room with uPVC double glazed windows and doors accessing and overlooking the garden. The recently fitted (2024) kitchen comprises a range of base cabinets and wall cupboards with shaker style doors and quartz work surfaces. There is a freestanding Smeg range cooker with two ovens, a grill, warming drawer and a seven burner gas hob. Extractor hood. Integrated fridge, freezer, dishwasher and wine cooler. Space for an additional fridge freezer. Recessed lighting throughout. Part tiled walls. Roller blind to the windows and fitted shutters to the doors. Wood effect LVT flooring. Archway to the utility room and open to the living area.

Living Area 12' 11" x 10' 3" (3.94m x 3.12m)

Open from the kitchen / diner and an excellent, informal space that looks out onto the garden through uPVC double glazed doors and windows - once again with fitted shutters. A continuation of the wood effect LVT flooring. Central heating radiator. Power points and TV point.

Utility Room 8' 7" x 5' 1" (2.61m x 1.55m)

Tiled floor and part tiled walls. Fitted work surface, single bowl ceramic sink with storage below, and a run of fitted wall cabinets. Freestanding washer / dryer. Central heating radiator. Power points. Extractor fan. uPVC double glazed stable door to the side.

First Floor

Landing

Fitted carpet to the stairs and landing. This landing has a lovely front sitting space with uPVC double glazed window. Central heating radiator. Power points. Doors to three bedrooms and the bathroom. Stairs to the top floor.

Bedroom 1 14' 7" x 16' 3" (4.45m x 4.96m)

A large double bedroom with dressing room and en-suite. Fitted carpet. Two uPVC double glazed windows to the front, both with roller blinds. Central heating radiator. Power points and TV point. Opening to the dressing room.

Dressing Room 6' 7" x 10' 2" (2m x 3.09m)

Fitted carpet continued from the bedroom. Fitted wardrobes to one wall. uPVC double glazed window to the rear with roller blind. Central heating radiator. Power points. Door to the en-suite.

En-Suite 7' 8" x 10' 2" (2.33m x 3.1m)

A spacious en-suite with panelled bath, shower cubicle with mixer shower, a WC and a pedestal sink. uPVC double glazed window to the rear with roller blind. Central heating radiator. Shaver point. Extractor fan.

Bedroom 2 12' 8" x 12' 4" (3.85m x 3.77m)

The second front facing double bedroom. Fitted carpet. Two uPVC double glazed window to the front, both with roller blinds. Fitted wardrobe. Central heating radiator. Power points.

Bedroom 3 12' 8" x 10' 4" (3.85m x 3.14m)

This is a very similar sized double bedroom, again with fitted wardrobes but this time with a uPVC double glazed window to the rear that overlooks the garden. Central heating radiator. Power points. Fitted carpet. Roller blind to the window.

Family Bathroom 7' 10" x 10' 3" (2.39m x 3.13m)

Vinyl flooring and part tiled walls. Suite comprising a panelled bath with hand shower fitting, shower cubicle with mixer shower, a WC and a pedestal sink. Central heating radiator. uPVC double glazed window to the rear with roller blind. Shaver point and extractor fan.

Second Floor

Landing

Fitted carpet to the stairs and landing that matches the first floor. Again, there is a sitting area here, with Velux windows to the rear. Doors to bedrooms 4 and 5 along with a door to the shower room. Central heating radiator. Power points.

Bedroom 4 14' 3" x 19' 1" max (4.35m x 5.81m max)

Double bedroom with uPVC double glazed window to the front and a Velux window to the rear with integral blind. Fitted carpet. Front and rear eaves storage. Central heating radiator. Power points. Venetian blind to the front window.

Bedroom 5 11' 7" max x 19' 1" max (3.53m max x 5.81m max)

The fifth and final double bedroom, again with a uPVC double glazed window to the front and two Velux windows to the rear - both with integral blinds. Fitted carpet. Built-in cupboard. Central heating radiator. Power points.

Shower Room 6' 6" x 6' 10" (1.97m x 2.08m)

Suite comprising a shower cubicle with mixer shower, WC and pedestal sink. Vinyl floor and part tiled walls. Central heating radiator. Extractor fan. Shaver point.

Outside

Front

There is a very private, tree lined front garden laid to lawn, with gated access to the side and with a paved pathway to the covered external porch and front door.

Garage 17' 2" x 17' 2" (5.24m x 5.24m)

A double garage with electric sectional door to the front. Electric light and power points. Fitted shelving and additional loft style storage. In front of the garage is a driveway for up to four cars.

Rear Garden

A very private and mature rear garden with a westerly aspect. The garden has been improved, adapted and landscaped over the years and is perfect for families of all ages. There are areas of paved patio, stone chippings, timber decking and artificial grass. There is attractive, well-established planting throughout as well as a timber storage shed and access to the garage and driveway. The garden has a useful additional space to the side, laid to paving, that provides perfect room for clothes drying and for storage. Outside tap and lights.

Additional Information

Tenure

The property is freehold (CYM149103).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4522.36 for the year 2026/27.

Approximate Gross Internal Area

2448 sq ft / 227.4 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

















