

# 29 Cae Canol

Penarth, Vale of Glamorgan, CF64 3RL



This morning semi-detached property on the popular Caversham Park development is ideal for a wide range of buyers of all ages and is being sold with no onward chain. The accommodation comprises an entrance hall, living room, kitchen / diner and WC on the ground floor as well as three bedrooms and two bathrooms above - including an en-suite shower room to the main bedroom. There is of road parking to the front as well as an enclosed, courtyard style garden. Viewing is advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£435,000**

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## Accommodation

### Ground Floor

#### **Entrance Hall**

Composite front door with double glazed panels. Tiled floor. Central heating radiator. Stairs to the first floor with under stair cupboard. Doors to the living room, kitchen / diner and WC. Power points. Coved ceiling.

#### **Living Room** 10' 0" x 19' 8" (3.04m x 5.99m)

A spacious living room with uPVC double glazed bay window to the front and double doors to the rear into the garden. Fitted carpet. Two central heating radiators. Power, data and TV points. Coved ceiling.

#### **Kitchen / Diner** 11' 3" max x 11' 8" max (3.43m max x 3.55m max)

A partly open kitchen / diner with tiled flooring throughout, continued from the hall. Fitted kitchen comprising wall units and base units with laminate work surfaces and tiled splashbacks. Integrated appliances including an electric oven and grill, four burner gas hob, extractor hood, fridge freezer and washing machine. Freestanding dishwasher. One and a half bowl stainless steel sink with drainer. uPVC double glazed windows to the front and rear as well as a door to the rear into the garden. Coved ceiling and recessed lights throughout. Central heating radiator. Power points. Ample space for a dining table and chairs.

#### **WC** 3' 3" x 4' 7" (1m x 1.4m)

Vinyl flooring. WC and sink. Central heating radiator. Recessed lights and extractor fan.

### First Floor

#### **Landing**

A light and airy landing with two uPVC double glazed windows to the front. Doors to all three bedrooms and the bathroom. Central heating radiator. Power points. Coved ceiling. Hatch to the loft space. Built-in cupboard with hot water cylinder.

#### **Bedroom 1** 10' 0" x 11' 11" (3.04m x 3.63m)

Double bedroom with uPVC double glazed window to the front and an en-suite shower room to the rear. Fitted carpet. Fitted wardrobe. Coved ceiling. Central heating radiator. Roller blind to the window. Power points and TV point.

#### **En-Suite** 5' 4" x 5' 7" (1.63m x 1.69m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and pedestal sink. uPVC double glazed window to the rear. Recessed lights and extractor fan. Cabinet with mirrored door. Shaver point.

#### **Bedroom 2** 9' 5" x 10' 1" (2.86m x 3.07m)

Double bedroom with uPVC double glazed window to the rear and a fitted wardrobe. Fitted carpet. Central heating radiator. Power points. Coved ceiling. Roller blind to the window.

#### **Bedroom 3** 9' 4" x 7' 5" (2.85m x 2.26m)

Single bedroom to the front of the house. Fitted carpet. uPVC double glazed window with roller blind. Central heating radiator. Power points.

#### **Bathroom** 6' 11" x 5' 7" (2.11m x 1.69m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a pedestal sink. Central heating radiator. uPVC double glazed window to the rear. Fitted mirror. Recessed lights and extractor fan.

## Outside

### Front

There is an area to the front of the property, laid to block paving, with ample space to put potted plants.

### Rear Garden

A block paved patio garden with gated access to the side. Outside tap. Mature planting to two sides.

### Garage

Single garage with up and over door, power and lighting.

## Additional Information

### Tenure

The property is freehold (CYM358812).

### Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3,266.15 for 2026/27.

### Approximate Gross Internal Area

1024 sq ft / 95.1 sq m.

### Utilities

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

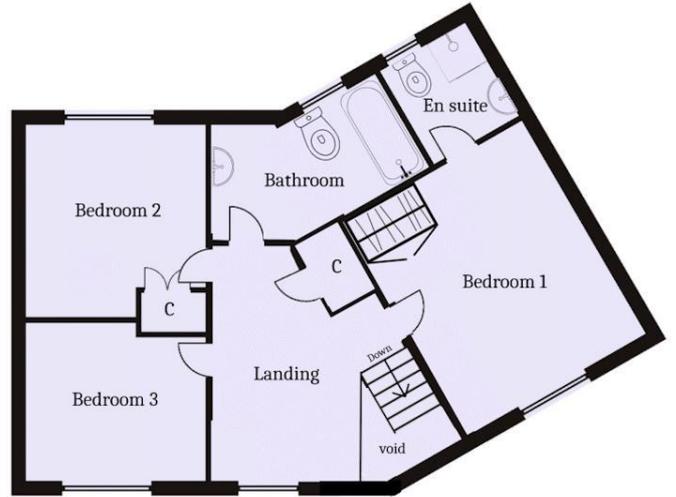
## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



Ground Floor



First Floor

For illustrative purposes  
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