

153 Lavernock Road

Penarth, Vale of Glamorgan, CF64 3RN



A detached three bedroom family home on a well-proportioned plot in a popular part of Penarth in catchment for some excellent schools and close to Cosmeston Lakes, The Cliff Walk, the Old Penarthians and Penarth Athletic Club as well as the Glamorganshire Golf Club. The ground floor comprises the entrance hall, the front sitting room, extended living / dining room, kitchen and WC. The first floor has three double bedrooms and the bathroom. There is excellent off road parking to the front and side, a garage and a private rear garden with different areas for sitting, dining and entertaining. There is plenty of potential to upgrade and extend to suit a number of requirements. Viewing advised. EPC: TBC.

**David
Baker & Co.**

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Accommodation

Ground Floor

Porch 3' 5" x 2' 3" (1.05m x 0.68m)

Wooden front door. Fitted door matt. Glazed panel inner door to the hall.

Hall

An attractive hallway with original wood block flooring and a curved wall that contains the cupboard under the stairs. Doors to the two reception rooms, kitchen and WC. Central heating radiator. Stairs to the first floor. Power points.

Sitting Room 11' 11" into recess x 11' 9" (3.64m into recess x 3.58m)

A front facing sitting room, again with the very attractive original wood block flooring. uPVC double glazed window to the front. Central heating radiator. Power points and TV point.

Living / Dining Room 15' 2" max x 21' 8" (4.62m max x 6.6m)

This is a large, extended living and dining room, accessed from the hall and with the potential for a doorway into the kitchen (there is a door in place but the integrated fridge and freezer are on the other side at present). This room has a fitted carpet throughout, and uPVC double glazed sliding doors to the rear garden. Central heating radiator. Coved ceiling. Power points and TV point. Large fitted mirror.

Kitchen 9' 11" max x 21' 3" (3.03m max x 6.48m)

An extended kitchen with breakfast area to the rear. Tiled floor throughout. uPVC double glazed window and door to the side along with double doors to the rear into the garden. This modern fitted kitchen comprises of wall units and base units, with light and dark grey gloss doors and quartz work surfaces. Integrated appliances including an electric oven, four zone induction hob, extractor hood, dishwasher, washing machine and full height fridge and freezer. Recessed lighting and power points throughout. Cupboard containing the gas combination boiler. Tall central heating radiator.

WC 4' 5" x 2' 5" (1.35m x 0.74m)

Tiled floor and part tiled walls. WC with in-built-in sink. uPVC double glazed window to the side.

First Floor

Landing

Fitted carpet to the stairs and landing. Large uPVC double glazed window to the front. Doors to all three bedrooms and the bathroom. Hatch to the loft space, which is fully boarded and has potential for conversion. Central heating radiator.

Bedroom 1 11' 11" x 11' 10" (3.64m x 3.6m)

Double bedroom to the front of the property. Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Built in airing cupboard. Power points and TV point.

Bedroom 2 15' 2" x 12' 0" (4.63m x 3.65m)

A larger double bedroom, with two uPVC double glazed windows to the rear that overlook the garden. Fitted carpet. Central heating radiator. Power points. Ceiling fan with lights.

Bedroom 3 9' 11" x 12' 0" to doorway (3.03m x 3.67m to doorway)

A third double bedroom, once again with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points. This room is currently used as a home office but would be an excellent bedroom.

Bathroom 6' 6" x 8' 4" (1.97m x 2.53m)

This is a spacious bathroom, with a suite comprising of a corner shower cubicle with mixer shower, a large modern roll-top bath, WC and a sink with storage below. uPVC double glazed window to the side. Heated towel rail. Fitted cabinets, both with mirrored doors. Tiled floor and fully tiled walls.

Outside

Front and Side

Front garden and driveway to the side laid to concrete and block paving. EV charging point. Gated access to the rear garden on both sides.

Garage 8' 6" x 25' 0" (2.58m x 7.63m)

A large single garage with uPVC double glazed windows and door to the side into the garden and an up and over door to the front. Electric light and power points. Fitted shelving. Potential for loft style storage.

Rear Garden

A tiered rear garden mostly laid to artificial grass and with various different areas for sitting, dining and entertaining. The garden features a central pond, and has a large timber summer house (2.72m x 2.72m - with electric light and power points) as well as access to the garage and driveway. There are numerous power points and outside lights. Gated side access to the front on both sides.

Additional Information

Tenure

The property is freehold (WA279297).

Council Tax Band

The Council Tax Band for this property is G, which equates to a charge of £3768.63 for 2026/27.

Approximate Gross Internal Area

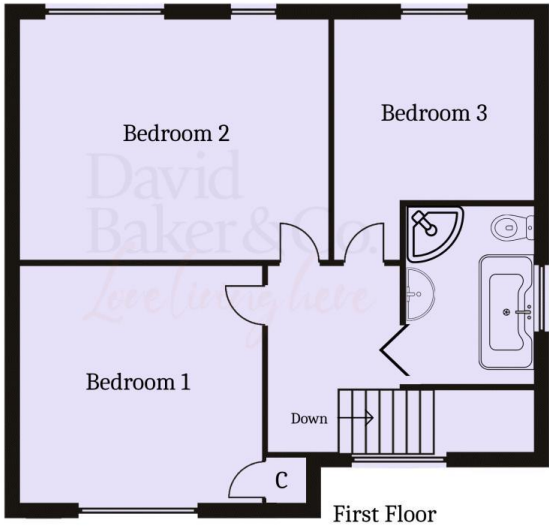
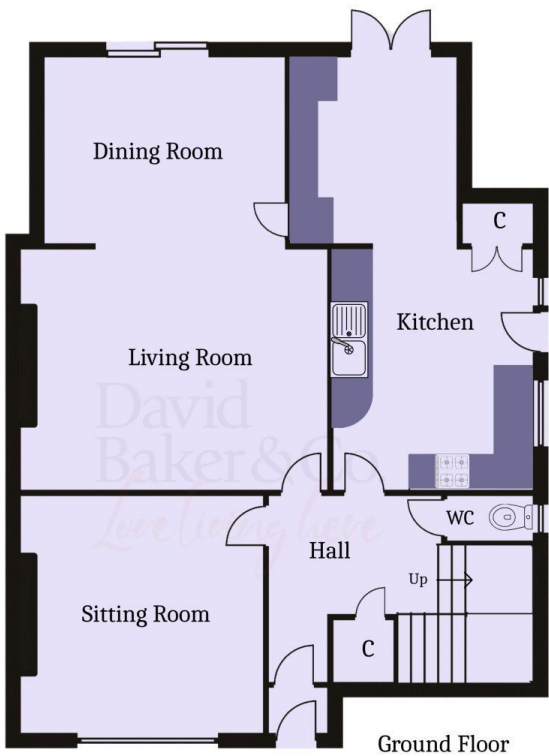
1322 sq ft / 122.8 sq m.

Utilities

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

Energy Performance Certificate

Floor Plan



David Baker & Co.
Living here

For illustrative purposes
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