

206 Redlands Road

Penarth, Vale of Glamorgan, CF64 2QS



A modern detached house, renovated to a very good standard and with a loft conversion that has added a fourth bedroom with independent shower room and a dressing room / study. The property is located close to Pen-y-Garth and St Cyres School as well as offering easy access both into Penarth town centre and out into Cardiff and to the M4. The ground floor comprises the entrance hall, sitting room, kitchen / dining / living space and the WC. There are three double bedrooms and the bathroom on the first floor and the main bedroom, shower room and dressing / study above. The property has off road parking to the front and a well-landscaped, south westerly rear garden with patio seating areas and lawn. Viewing is strongly advised. EPC: TBC.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£665,000

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Accommodation

Ground Floor

Hall 6' 4" x 12' 5" (1.93m x 3.79m)

Composite front door with double glazed panels and uPVC double glazed window to the front. Wood effect LVT flooring that runs through into the kitchen. Stairs to the first floor with under stair cupboard. Central heating radiator with cover. Coved ceiling. Recessed lights. Power points and doors to the living room and WC.

Living Room 16' 10" x 12' 5" into recess (5.14m x 3.79m into recess)

A spacious living room to the front of the property with a large uPVC double glazed window that has partial views across Cardiff through trees. Central heating radiator. Coved ceiling. Power points and TV point. Fitted wall light. Feature inset shelving in what was previously the chimney breast and fireplace. This room opens through to the kitchen / living / dining room at the rear of the house, with decorative wood screening.

Kitchen / Dining / Living Space 23' 5" max x 21' 9" max (7.15m max x 6.62m max)

An impressive open plan, L-shaped living space at the back of the house with kitchen, dining and sitting areas opening onto the garden. The space has wood effect LVT flooring throughout, continued on from the hallway. There is a fitted kitchen comprising of wall units, base units and peninsula unit along with attractive fixed shelving. The cabinets have dark green matte finish handleless doors and quartz work surfaces. There is a brushed steel splashback. Integrated appliances include a Siemens electric oven and grill, a four zone Neff induction hob, extractor fan, Siemens dishwasher and a fridge freezer. The kitchen has feature lighting over the peninsula unit, recessed lights and a uPVC double glazed window out to the rear garden. The living and dining spaces are a very good size and have a tall central heating radiator in each area, power points, a uPVC window to the side with Venetian blind and uPVC double glazed doors opening out onto the garden.

WC 3' 7" x 4' 11" (1.09m x 1.5m)

The all important ground floor WC. Wood effect LVT flooring, a sink with storage below and a WC. There is a uPVC double glazed window to the side and a wall mounted gas boiler.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Doors to three bedrooms and the bathroom as well as stairs leading up to the main bedroom with dressing room and en suite.

Bedroom 2 10' 8" x 12' 6" (3.26m x 3.81m)

A spacious double bedroom to the front of the property with excellent views across Cardiff through the uPVC double glazed window. This room has laminate flooring, extensive fitted wardrobes, central heating radiator and power points.

Bedroom 3 9' 4" x 12' 6" (2.85m x 3.81m)

A second front facing double bedroom, again with excellent views through the uPVC double glazed window. There is a built-in cupboard with fitted shelving, whitewashed wood effect laminate flooring, central heating radiator and power points.

Bedroom 4 11' 5" x 7' 10" (3.47m x 2.39m)

The fourth double bedroom, this time with uPVC double glazed window to the rear that overlooks the garden. This room once again has the whitewashed wood effect laminate flooring. Built-in wardrobes. Central heating radiator. Power points. There are Venetian blinds to the window.

Bathroom 9' 6" x 7' 10" (2.89m x 2.39m)

A very stylish bathroom with a suite comprising of a tiled panelled bath with electric shower and glass screen, a washstand with sink and storage below and a WC. Heated towel rail. Recessed shelving over the bath. Recessed spotlights. uPVC double glazed window to the rear with a Venetian blind. Built-in cupboard with plumbing for washing machine and dryer.

Second Floor

Landing

A small landing with fitted carpet, uPVC double glazed window to the side and doors to the bedroom, dressing room and en suite. The landing has recessed lights and a built-in cupboard over the stairs.

Bedroom 1 12' 11" x 17' 11" (3.93m x 5.46m)

A large double bedroom with two Velux windows to the front providing excellent views over Cardiff and a uPVC dormer window at the rear overlooking the garden. Eaves storage to the front. Fitted carpet. Central heating radiator, power points and recessed lighting.

Shower Room 7' 4" x 5' 4" (2.23m x 1.62m)

A well-appointed shower room with tiled flooring and part tiled walls, and comprising of a large shower cubicle with glass enclosure and twin head mixer shower with inset shelving, a WC and a washstand with Arezzo sink and storage below. Tall central heating radiator. Recessed lights. uPVC double glazed window to the rear with obscured glass. Extractor fan.

Dressing Room / Study / Nursery 10' 4" x 6' 11" (3.14m x 2.1m)

This useful dressing room, or potentially home office or nursery has a Velux window to the front that gives views across Cardiff and Cardiff Bay. There is a fitted carpet, recessed lights and eaves storage to the front.

Outside

Front

The property benefits from off-road parking to the front, for one car, with EV charging point. There is a tiered front area, laid to stone chippings on two levels with a paved patio on the a third level. Steps lead up to the front door. There is an outside light and plastic storage container as well as gated access to the rear garden on both sides.

Rear Garden

A very attractively landscaped rear garden with a southerly aspect. Over two levels with decked terrace on the lower level and a lawn on the higher. The higher lawned level is full of mature trees and plants. And there is a seating area to the rear of the garden laid to stone chippings. The garden has lighting throughout and there is an outside tap. Gated access to the front on both sides.

Additional Information

Tenure

The property is freehold (WA114546).

Council Tax Band

The Council Tax band for this property is F which equates to a charge of £3266.15 for 2026/27.

Approximate Gross Internal Area

1567 sq ft / 145.6 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage services and has gas central heating, with a new boiler (October 2026).

Energy Performance Certificate

Floor Plan

















