

2 Uppercliff Drive

Penarth, The Vale Of Glamorgan, CF64 1BR



A 1960s terraced property with partial views of Cardiff Bay and the Bristol Channel, being sold with no onward chain and offering very convenient access to the town centre and Marina as well as being close to Albert Road School and Belle Vue Park. The living accommodation comprises the hall, open plan living / dining room, kitchen, three bedrooms and a bathroom. There is a driveway, garage to the front and an enclosed rear garden with a southerly aspect. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£319,950

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Accommodation

Ground Floor

Entrance Hall

Wooden front door with window to the side. Original wood block floor. Central heating radiator. Power points. Doors to the living room, WC and kitchen. Stairs to the first floor. Under stair cupboard.

Living / Dining Room 12' 1" max x 23' 3" max (3.69m max x 7.09m max)

An open plan living room and dining room with wooden double glazed windows to the front and rear - both with fitted vertical blinds. Fitted carpet. Fireplace with electric fire. Power points. Digital TV point and phone point. Coved ceiling. Central heating radiator.

Kitchen 7' 10" x 11' 4" (2.39m x 3.46m)

Tiled floor. Fitted kitchen comprising wall units and base units with grey gloss doors and marble effect laminate work surfaces with matching splashbacks. Integrated appliances including an electric oven, grill, four zone electric hob and extractor hood. Freestanding fridge freezer. Plumbing for washing machine. One and a half bowl stainless steel sink with drainer. Power points. Wooden glazed panel door and window into the garden.

WC 2' 7" x 4' 9" (0.8m x 1.45m)

Laminate flooring. WC and sink with storage below. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space. Power point.

Bedroom 1 12' 2" x 11' 1" (3.71m x 3.38m)

Double bedroom with wooden double glazed window to the front that has partial views of Cardiff and the Bristol Channel over the houses across the road. Central heating radiator. Power points. Phone point. Coved ceiling.

Bedroom 2 10' 11" x 11' 10" (3.33m x 3.61m)

Double bedroom with wooden double glazed window to the rear, with vertical blinds. Fitted carpet. Central heating radiator. Coved ceiling. Power points. Built-in cupboard with gas combination boiler.

Bedroom 3 7' 10" x 8' 4" (2.4m x 2.54m)

Single bedroom to the rear, with a wooden double glazed window to the rear overlooking the garden. Fitted carpet. Coved ceiling. Power points. Central heating radiator.

Bathroom 6' 4" x 8' 0" (1.93m x 2.45m)

Laminate flooring and tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a sink with storage below. Heated towel rail. Wooden double glazed window to the front. Extractor fan. Bathroom cabinet with mirrored door. Built-in cupboard over the stairs.

Outside

Front Garden

A front area laid to paving and with steps up to the front door. Mature planting. Driveway parking for one car that leads to the garage.

Garage 9' 0" x 17' 2" (2.74m x 5.23m)

Up and over garage door to the front. Electric light and power point.

Rear Garden

An enclosed rear garden laid to paved patio and lawn. Mature plants on all three sides. Paved pathway to the gate that gives access onto the rear lane.

Additional Information

Tenure

The property is freehold (CYM471072).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2596.01 for the year 2025/26.

Approximate Gross Internal Area

871 sq ft / 80.9 sq m.

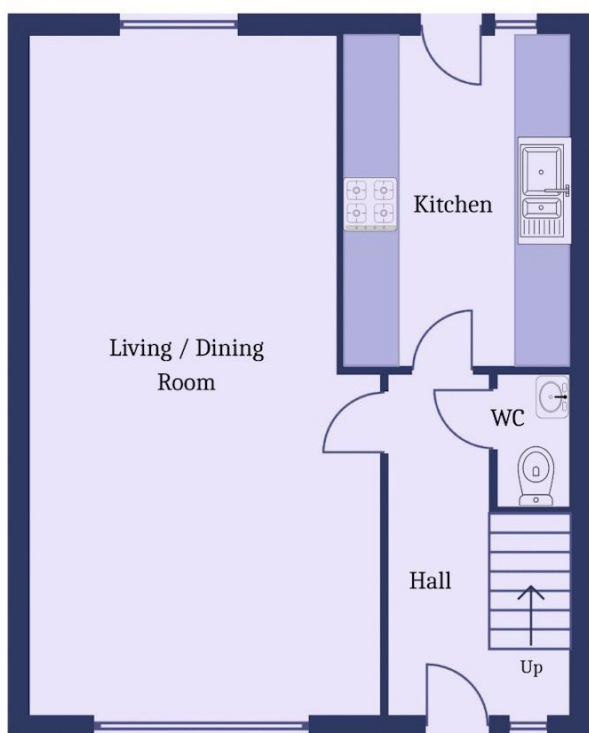
Utilities

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

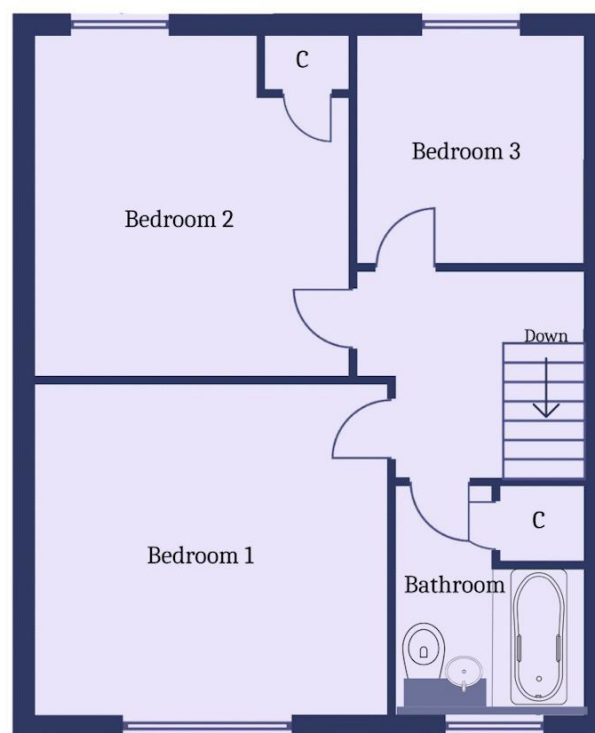
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor









