

2 Hawthorne Avenue

Penarth, Vale of Glamorgan, CF64 3NJ



An extended three bedroom semi-detached house, for sale with no ongoing chain. This property is ideal for a range of buyers from first time buyers to young families and older downsizers. The ground floor comprises the porch and hallway, living room, a large conservatory, kitchen and utility space with separate WC. There are then three bedrooms and a spacious bathroom above. The property has good off-road parking to the front as well as a private rear garden. Viewing is advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£345,000

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Accommodation

Ground Floor

Porch 6' 5" x 4' 8" (1.95m x 1.42m)

uPVC double glazed front door and windows. Wood effect laminate flooring. Open plan to the hall. Electric light. Power points.

Hall

Wood effect laminate flooring continued from the porch. Central heating radiator. Stairs to the first floor and doors to the living room and kitchen. Coved ceiling. Under stair cupboard.

Living Room 16' 9" x 11' 5" (5.11m x 3.49m)

A spacious living room with dining area and doors out into the conservatory. Fitted carpet. Central heating radiator. Coved ceiling. Fitted electric fire. Power points and TV point.

Conservatory 21' 5" x 12' 4" max (6.52m x 3.75m max)

This is a large conservatory that spans the full width of the original house. Fitted carpet. uPVC double glazed windows and doors onto the garden. Perspex roof. Power points. Fitted electric fire. Fitted pull-down blinds to all windows and doors. Door into the kitchen.

Kitchen 13' 7" max x 17' 8" max (4.13m max x 5.39m max)

An L-shaped kitchen with a range of fitted wall cupboards and base units with laminate work surfaces. Integrated appliances including an electric oven and grill, five burner gas hob, fridge freezer and dishwasher. Single bowl stainless steel sink with drainer. uPVC double glazed window to the front and a door at the rear into the conservatory. Door to the side into the utility space. Central heating radiator. Power points. Part tiled walls. Recessed lights.

Utility Room 6' 0" max x 10' 6" max (1.84m max x 3.2m max)

A very useful additional space with uPVC double glazed doors to the front and rear. Tiled floor. Plumbing for washing machine. Central heating radiator. Power points. Hatch to some loft space. Door to the WC.

WC 2' 9" x 5' 5" (0.84m x 1.66m)

Tiled floor. uPVC double glazed window to the rear. WC and sink.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the front. Doors to all three bedrooms. Hatch to the loft space.

Bedroom 1 12' 5" max x 11' 5" max (3.78m max x 3.47m max)

Double bedroom with extensive fitted wardrobes and a uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 2 11' 3" x 9' 5" (3.44m x 2.88m)

A second rear facing double bedroom with uPVC double glazed window over the garden. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 3 8' 4" x 8' 0" (2.55m x 2.44m)

A single bedroom, this time with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Built-in cupboard over the stairs.

Bathroom 6' 11" x 6' 8" (2.1m x 2.02m)

A fully tiled bathroom with a suite comprising of a panelled bath, shower cubicle with mixer shower, a WC and a pedestal sink. Heated towel rail. uPVC double glazed window to the side. Recessed lighting. Bathroom cabinet with mirrored doors. Shaver point.

Outside

Front

Off road parking to the front, laid to block paving, with space for two cars. There is a small gated area in front of the utility space, with a uPVC double glazed door into that room.

Rear Garden

A private rear garden with a southerly aspect, laid to patio initially and with steps up to a timber decked area. Outside light, tap and power points. Timber shed. Mature planting.

Additional Information

Tenure

The property is freehold (WA418633).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2261.18 for 2026/27.

Approximate Gross Internal Area

1159 sq ft / 107.7 sq m.

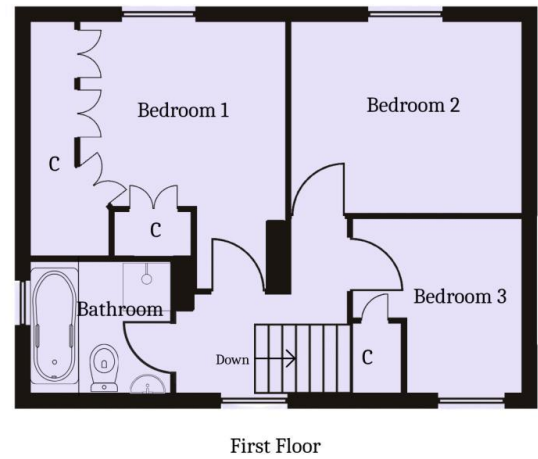
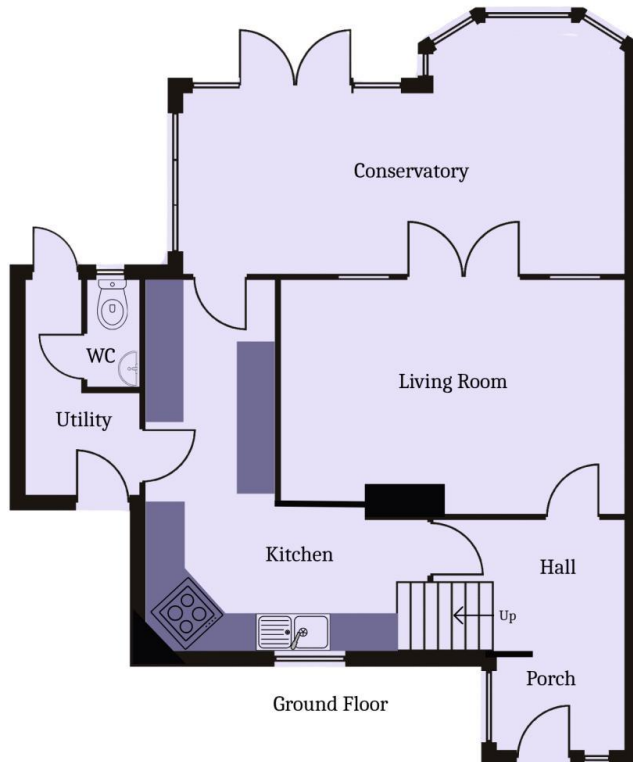
Utilities

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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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