

# 2 Windsor Place

Penarth, Vale of Glamorgan, CF64 1JP



A very characterful two bedroom semi-detached house at the end of this town centre cul-de-sac just a short walk (less than a quarter of a mile) from the shops, bars, cafes of Windsor Road. The ground floor comprises an entrance hall, lounge / dining room and kitchen along with the two bedrooms and bathroom above. The property benefits from re-landscaped front and rear gardens and has been improved recently with new windows and decoration throughout. There is no onward chain. EPC: D.

**David  
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Your local Estate Agent & Chartered Surveyor

**£399,950**

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## Accommodation

### Ground Floor

#### **Entrance Hall**

Engineered oak floor. Wooden front door with stained glass panels. Central heating radiator. Door to the living / dining room. Fitted door matt. New wood panelling to the walls.

#### **Dining Room** *9' 11" max into recess x 13' 3" into bay (3.01m max into recess x 4.05m into bay)*

Engineered oak floor continued from the hall and running through the rest of the living space. New uPVC double glazed square bay window to the front with a very pleasant window seat and built-in storage. Period fireplace with cast iron grate with tiles, wooden surround and granite hearth. Fitted oak shelves to each chimney recess. Central heating radiator. Power points. Open to the sitting room.

#### **Sitting Room** *14' 1" x 11' 4" (4.29m x 3.46m)*

Engineered oak floor. Wood burning stove with slate hearth. Stairs to the first floor with useful new under stair cupboard and space for a desk. Wooden double glazed double doors to the kitchen and garden. Power points. Central heating radiator.

#### **Kitchen** *7' 10" x 10' 10" (2.38m x 3.29m)*

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with solid oak doors and granite work surfaces. Freestanding gas cooker with oven, grill and a four burner hob. Space for a fridge freezer. Plumbing for washing machine. Countersunk Belfast sink. Cupboard with gas boiler. Wooden double glazed window and door into the garden. Power points. New fitted roller blind to the window and door.

### First Floor

#### **Landing**

Power points. Fitted carpet. Fitted cupboard. Hatch to the part boarded loft space, with ladder. Coved ceiling.

#### **Bedroom 1** *12' 6" x 11' 2" (3.81m x 3.4m)*

Double bedroom across the full width of the front of the property. Original timber floor. Two new uPVC double glazed windows to the front with fitted roller blinds. Extensive fitted wardrobes. Central heating radiator. Power points.

#### **Bedroom 2** *9' 1" max into recess x 11' 5" (2.76m max into recess x 3.47m)*

Original timber floor. Wooden double glazed sash window to the rear with fitted roller blind. Central heating radiator. Power points. Fitted shelving to either chimney recess.

#### **Bathroom** *7' 9" x 10' 5" (2.35m x 3.18m)*

A spacious bathroom with suite comprising a panelled bath, shower cubicle with mixer shower, WC and wash hand basin. Tiled floor and walls. uPVC double glazed window to the rear with fitted Venetian blind. Heated towel rail. Extractor fan.

### Outside

#### **Front Garden**

A re-landscaped front garden with wall and gated pathway to the front door. Mature planting. Covered external porch. Motion sensor security light.

#### **Rear Garden**

A completely re-landscaped garden, very private and with a sunny southerly aspect. Now laid to natural stone paving and with numerous mature planting beds. There are new boundary walls to both sides and a wide pathway in matching stone to the side that gives access to the front. Storage shed. Outside tap and lighting.

**Additional Information**

**Tenure**

We have been informed by the vendor that the property is held on a freehold basis.

**Council Tax Band**

The Council Tax band for this property is C, which equates to a charge of £1,583.10 for the year 2022/23.

**Approximate Gross Internal Area**

775 sq ft / 72 sq m.

**Utilities**

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

**Notes**

Since 2024, the property has been upgraded, with works including new external rendering and rain water good, new Irish oak coloured uPVC double glazed windows to the front - including bay window with window seat - fitted shutters, new timber glazed panel doors into the kitchen, timber panelling in the hall, new under stair storage as well as the garden having been completely re-landscaped with new boundary walls, natural stone patio and planting beds to the rear plus a wide and flat side and front path and attractive front garden.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Floor Plan**











