

15 The Grange

Baroness Place, Penarth, The Vale Of Glamorgan, CF64 3UW



A modern detached house, located in a quiet, private development within easy reach of the town centre and being sold with no onward chain. The property has excellent potential for extension and upgrading to suit a number of needs and has ground floor living accommodation that comprises an entrance hall, living room, kitchen and WC. There are three bedrooms and two bathrooms on the first floor including an en-suite to the master bedroom. The property has good off road parking to the front, a garage and an enclosed rear garden. Viewing is advised. EPC: D.

**David
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Accommodation

Ground Floor

Entrance Hall

Composite front door with double glazed panel. Fitted doormat and original wood block flooring. Central heating radiator. Dado rails. Power points. Coved ceiling. Built-in cupboard. Doors to the kitchen, living room and WC. Stairs to the first floor.

Kitchen 8' 6" x 10' 4" (2.59m x 3.15m)

Wood effect vinyl flooring. Fitted kitchen comprising wall units and base units laminate work surfaces. Integrated appliances including a new four zone induction hob, an electric oven, grill and extractor fan. Space for fridge freezer and plumbing for a washing machine. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the front and a door to the side. Central heating radiator. Power points. Coved ceiling. Recessed lights.

Living Room 19' 1" x 12' 1" (5.82m x 3.69m)

A spacious living room across the full width of the back of the house. Fitted carpet. uPVC double glazed double doors and windows to the rear, overlooking and giving access into the garden. Stone fireplace with gas fire. Two central heating radiators. Power points and TV point. Coved ceiling.

WC 6' 0" x 3' 3" (1.82m x 0.99m)

Wood flooring. WC and sink. uPVC double glazed window to the side. Coved ceiling.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Built-in cupboard. Doors to all bedrooms and the bathroom. Coved ceiling. Power point. Hatch to the loft space.

Bedroom 1 12' 2" x 14' 1" (3.7m x 4.29m)

Double bedroom with two fitted wardrobes and an en-suite bathroom. Fitted carpet. Central heating radiator. Power, phone and TV points. Coved ceiling.

En-Suite 6' 6" x 5' 10" (1.98m x 1.79m)

Wood effect vinyl flooring. Suite comprising a shower cubicle with mixer shower, a WC and a pedestal sink. Part tiled walls. Central heating radiator. uPVC double glazed window to front. Coved ceiling. Extractor fan. Mirror with electric light and shaver point. Bathroom cabinet.

Bedroom 2 10' 0" x 9' 2" (3.04m x 2.79m)

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Fitted wardrobes. Power points. Coved ceiling.

Bedroom 3 8' 10" x 9' 1" (2.69m x 2.78m)

Fitted carpet. Fitted wardrobes and shelving. Central heating radiator. uPVC double glazed window to the rear overlooking the garden. Central heating radiator. Power points. Coved ceiling.

Bathroom 6' 6" x 6' 6" (1.99m x 1.98m)

Vinyl flooring. Suite comprising a panelled bath with hand shower fitting, a pedestal sink and WC. uPVC double glazed window to the side. Part tiled walls. Mirror with electric light and shaver point. Bathroom cabinet. Recessed lights. Extractor fan.

Outside

Front

Off road parking to the front for two to three cars. Area laid to paving and stone chippings. Access to the garage.

Garage 9' 3" x 17' 4" (2.83m x 5.29m)

Up and over garage door to the front. Wall mounted gas combination boiler. Power points and electric light.

Rear Garden

A mature, private rear garden with westerly aspect. Paved patio. Apple tree. Outside power points and tap. Gated access to the front on both sides.

Additional Information

Tenure

The property is freehold (WA881045).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for 2025/26.

Approximate Gross Internal Area

1146 sq ft / 106.5 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











