

22 King Street

Penarth, Vale of Glamorgan, CF64 1HQ



A classic town centre end-terrace property in excellent condition throughout and with further potential to adapt and change to suit a number of requirements. Currently comprising the porch and entrance hall, two reception rooms, kitchen and utility room on the ground floor along with two double bedrooms and the bathroom above. The property has an enclosed rear garden and the location is excellent for access into Penarth town centre as well as to Albert Road and Stanwell Schools, Belle Vue Park and down into Penarth Marina and the Cardiff Bay Barrage. Viewing advised and sold with no onward chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£310,000

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Accommodation

Ground Floor

Porch 3' 1" x 4' 10" (0.94m x 1.48m)

Composite front door with double glazed panels. Wooden inner door to the hall. Tiled floor. Original cornice.

Entrance Hall

Fitted carpet. Doors to both reception rooms and the kitchen. Fitted carpet. Original cornice and ceiling arch. Central heating radiator. Power points. Under stair storage area.

Living Room 12' 2" into recess x 10' 2" (3.72m into recess x 3.11m)

A very pleasant main reception room, with large uPVC double glazed window to the front.

Dining Room 10' 1" into recess x 10' 3" (3.07m into recess x 3.13m)

Wood effect laminate flooring. uPVC double glazed door to the rear garden and a hatch through to the kitchen. Central heating radiator. Power points.

Kitchen 8' 3" x 10' 2" max (2.51m x 3.11m max)

Tiled flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, five burner gas hob, extractor hood and a dishwasher. Space for a fridge freezer. Single bowl stainless steel sink with drainer. Part tiled walls. uPVC double glazed window to the side and a door into the utility room. Power points. Central heating radiator.

Utility Room 7' 10" x 4' 1" (2.4m x 1.25m)

A useful additional space to the rear of the house. Fitted wall units, base units and work surfaces to match the kitchen. Plumbing for washing machine. Single bowl stainless steel sink with drainer. Two uPVC double glazed windows to the rear and a uPVC double glazed door into the garden at the side. Part tiled walls. Power points. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard. Doors to both bedrooms and the bathroom. Hatch to the loft space. Power points.

Bedroom 1 15' 7" max into wardrobes x 10' 2" (4.76m max into wardrobes x 3.1m)

A spacious double bedroom across the full width of the front of the house. Fitted carpet. Fitted wardrobes to one wall. Two uPVC double glazed window to the front - both with roller blinds. Central heating radiator. Power points.

Bedroom 2 10' 3" into recess x 10' 2" (3.13m into recess x 3.1m)

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points. Fitted roller blind to the window.

Bathroom 8' 4" x 8' 0" (2.53m x 2.44m)

A bathroom with a suite comprising a panelled bath, shower cubicle, WC and sink with storage below. uPVC double glazed window to the side. Central heating radiator. Recessed lights and extractor fan. Vinyl flooring and part tiled walls. Built-in cupboard with gas combination boiler.

Outside

Rear Garden

An enclosed rear garden over two levels with paved patio and timber deck. Original stone walls to all three side, with additional fencing for privacy. Large storage shed.

Additional Information

Tenure

The property is freehold (CYM593907).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Approximate Gross Internal Area

797 sq ft / 74.0 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











