

# 91 Queens Road

Penarth, Vale of Glamorgan, CF64 1DH



A classic Penarth Victorian towncentre terraced house, located within easy reach of Penarth Marina and Cardiff Bay Barrage as well as Albert Road School and Belle Vue Park. The property is ideal for first time buyers and has excellent views across Cardiff from the first floor. Sold with no onward chain, the property comprises the hall, living room and kitchen / diner on the ground floor as well as the two bedrooms and bathroom above. There is an enclosed, low maintenance rear garden. In need of some upgrading throughout but with excellent potential. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£265,000**

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## **Accommodation**

### **Ground Floor**

#### **Hall**

uPVC double glazed front door with window above. Fitted carpet. Central heating radiator. Under stair area. Doors to the lounge and dining room with an internal window to the kitchen. Power point.

#### **Lounge** *10' 4" into recess x 10' 3" (3.15m into recess x 3.13m)*

Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Power points and TV points.

#### **Dining Room** *10' 4" into recess x 10' 8" (3.16m into recess x 3.25m)*

Vinyl flooring. Partly open to the kitchen. uPVC double glazed French doors to the rear into the garden. Picture rails and coved ceiling. Power points.

#### **Kitchen** *5' 6" x 7' 6" (1.67m x 2.29m)*

Fitted kitchen comprising wall units and base units with laminate work surfaces. Space for a cooker with an integrated extractor hood above. Plumbing for a washing machine. Single bowl stainless steel sink with drainer. Part tiled walls. Power points. uPVC double glazed window to the rear. Internal window to the hall. Vinyl floor continued from the dining room.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Hatch to the loft space. Power point. Doors to both bedrooms and the bathroom.

#### **Bedroom 1** *16' 2" into recess x 10' 4" max (4.94m into recess x 3.14m max)*

Double bedroom across the full width of the front of the property. Two uPVC double glazed windows. Fitted carpet. Fitted wardrobes, dressing table and overhead storage. Power points. Central heating radiator. Coved ceiling.

#### **Bedroom 2** *10' 4" into recess x 10' 7" (3.15m into recess x 3.23m)*

Double bedroom with uPVC double glazed window to the rear that gives excellent views across Cardiff Bay and Cardiff.

#### **Bathroom** *5' 3" x 7' 6" (1.61m x 2.29m)*

Vinyl flooring. uPVC double glazed window to the rear. Suite comprising a bath with electric shower and glass screen, WC and wash hand basin. Central heating radiator. Part tiled walls.

### **Outside**

#### **Rear Garden**

A low maintenance, paved garden.

### **Additional Information**

#### **Tenure**

The property is freehold (WA121837).

#### **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**

662 sq ft / 61.5 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		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan





















