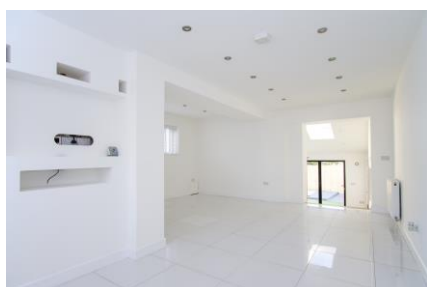


38 Elfed Avenue

Penarth, Vale of Glamorgan, CF64 3LY



A ground floor extended, loft converted and fully renovated three bedroom semi-detached house, in a very popular location and available for sale with no onward chain. Much improved by the current owner and now featuring an impressive split level, open plan ground floor living space, three well-sized bedrooms and a modern bathroom. The property has good off road parking to the front, a low-maintenance rear garden and impressive views across Penarth from the main bedroom. Ideal for first time buyers particularly, but also for small families of all ages, as well as downsizers. Viewing is strongly advised in order to be able to fully appreciate all that this property has to offer. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£385,000

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Accommodation

Ground Floor

Hall

uPVC front door with double glazed panel. Tiled floor. Door to the living room. Stairs to the first floor. uPVC double glazed window to the side. Central heating radiator.

Living Room 16' 11" max x 20' 8" max (5.16m max x 6.29m max)

A spacious and airy living space that is open to the kitchen / diner at the back of the house. Large uPVC double glazed window to the front and another to the side, both with Venetian blinds. Tiled flooring throughout, continued from the hall. Two central heating radiators. Power points and TV point. Recessed lighting. Under stair cupboard. Stairs down to the kitchen / diner.

Kitchen / Diner 20' 9" x 13' 8" (6.32m x 4.17m)

Wood effect LVT flooring. A quality new kitchen comprising wall units and base units with dark shaker style soft-closing doors, marble effect work surfaces, matching splashbacks, a large central island and gold coloured fittings throughout. Freestanding range cooker with double electric oven, grill, warming drawer and an eight burner gas hob. Integrated dishwasher and washing machine. Freestanding American style fridge freezer. One and a half bowl ceramic sink with drainer. Five-pane double glazed bi-fold doors to the garden and three Velux windows. Recessed lights. Tall central heating radiator. Power points. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard with fitted shelving. uPVC double glazed window to the side. Doors to three bedrooms, bathroom and stairs to the main bedroom. Power points.

Bedroom 2 9' 1" x 11' 9" (2.78m x 3.57m)

Double bedroom with uPVC double glazed window to the rear and fitted wardrobes to one wall. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 17' 3" max x 8' 10" max (5.26m max x 2.7m max)

Double bedroom with uPVC double glazed window to front. Built-in bedroom storage with wardrobes and overhead cupboards. Fitted carpet. Central heating radiator. Power points. Fitted Venetian blinds to the window.

Bathroom 7' 6" x 5' 7" (2.29m x 1.71m)

A refitted bathroom suite comprising a p-shaped panelled bath with twin head mixer shower and glass screen, a WC and a sink with storage below. Heated towel rail. Tiled floor and fully tiled walls. uPVC double glazed window to the rear. Recessed lights.

Second Floor

Landing

Fitted carpet to the stairs and landing. Velux window. Doors to Bedroom 1.

Bedroom 1 15' 9" x 14' 8" (4.8m x 4.47m)

A spacious double bedroom with a Velux window to the front and a uPVC double glazed window to the rear that gives very impressive panoramic views across Penarth and along the park. Fitted carpet. Media wall with slate tiling, power points, TV point and a contemporary electric fire. Eaves storage. Additional power points. Recessed lighting.

Outside

Front

Driveway parking to the front laid to block paving, for two vehicles side-by-side. New timber fencing.

Rear Garden

An enclosed rear garden with a southerly aspect. Areas of artificial grass, timber decking and paved patio. Outside power points and lights.

Additional Information

Tenure

The property is freehold (WA603603).

Council Tax Band

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

Approximate Gross Internal Area

1163 sq ft / 108.0 sq m.

Utilities

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

Energy Performance Certificate

Floor Plan

