5 Herbert Terrace

Penarth, The Vale Of Glamorgan, CF64 2AH

A mixed use Victorian terraced property, with parking, located in Penarth town centre, with excellent transport links and a lot of potential for a number of different requirements. Currently set up as an investment property with commercial space on the ground floor and first floor, with a residential flat on the top floor. The commercial space will be vacant upon completion, while there is a contract holder on the top floor with a fixed term occupation contract. The property has some attractive original features and would benefit from some sympathetic modernisation throughout. Sold with no onward chain. EPC: C (Commercial EPC and Top Flat EPC).

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£450,000

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Accommodation

Ground Floor

Porch *4' 0" x 3' 2" (1.22m x 0.97m)*
Original wooden front door and a inner door to the lobby. Fitted carpet.

Lobby *4' 9" max x 9' 2" (1.46m max x 2.8m)*
Fitted carpet. Doors to room 1 as well as a door to the inner hall. Original dado rail, cornice and skirting boards.

Inner Hall
Doors to rooms 2 and 3 as well as an external door to the side. Fitted carpet. Central heating radiator. Under stair cupboard. Original cornice.

Room 1 *15' 0" into recess x 16' 3" into bay (4.57m into recess x 4.95m into bay)*
A spacious main room with uPVC double glazed bay window to the front of the building onto Herbert Terrace. Fitted carpet. Original cornice and skirting boards. Central heating radiator. Power points.

Room 2 *13' 0" into recess x 14' 2" (3.97m into recess x 4.31m)*
Fitted carpet. Original cornice and skirting boards. uPVC double glazed window to the rear. Central heating radiators. Power points.

Room 3 *9' 3" x 14' 1" (2.81m x 4.28m)*
Two uPVC double glazed windows to the side and a door to the rear into the kitchen. Central heating radiator. Power points. Fitted carpet. Coved ceiling.

Kitchen *7' 8" x 9' 5" (2.33m x 2.87m)*
Vinyl flooring. uPVC double glazed window to the rear. Fitted wall and base units with laminate work surfaces. Single bowl stainless steel sink with drainer. Power points. Door to the WC. Built-in cupboard with gas boiler.

WC *2' 7" x 6' 0" (0.79m x 1.83m)*
Vinyl floor. WC and sink.

First Floor

Landing
Fitted carpet. Central heating radiator. Doors to the three offices, kitchen and WC.

Room 4 *19' 5" into recess x 12' 10" (5.92m into recess x 3.91m)*
Laminate flooring. Two uPVC double glazed windows to the front. Coved ceiling. Power points. Two central heating radiators. Fitted shelves.

Room 5 *13' 1" x 14' 4" (3.98m x 4.37m)*
Accessed from the landing and from Room 1. Laminate flooring. uPVC double glazed window to the rear. Central heating radiator. Power points.

Room 6 *10' 10" into recess x 15' 11" into doorway (3.3m into recess x 4.85m into doorway)*
Fitted carpet. uPVC double glazed window to the rear. Central heating radiator. Power points. Phone point.

Kitchen *7' 5" x 4' 9" (2.26m x 1.44m)*
Vinyl floor. Fitted base units and work surface. Sink with drainer. Gas boiler. uPVC double glazed window to the side.

WC *4' 5" x 3' 2" (1.34m x 0.97m)*
WC and wash hand basin.

Second Floor

Landing
Fitted carpet. Velux window to the rear. Door into the flat.

Living / Dining Room *11' 7" max x 29' 0" max (3.53m max x 8.84m max)*
A large living / dining space that forms the main area of the flat. Fitted carpet throughout. Central heating radiator. uPVC double glazed window to the front and a Velux window to the rear. Door to the external staircase that leads down to the parking area. Power points. Open to the kitchen.

Kitchen *6' 3" x 5' 3" (1.9m x 1.61m)*
Open plan from the living room. Vinyl flooring. Fitted wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob and extractor hood. Recess for fridge freezer and plumbing for a washing machine. Single bowl stainless steel sink with drainer. Power points.

Bedroom *8' 3" max x 13' 2" max (2.51m max x 4.02m max)*
A double bedroom with fitted carpet and built-in cupboard. Velux window to the front. Fitted shower unit with mixer shower. Power points. Central heating radiator.

WC *3' 5" x 3' 10" (1.04m x 1.16m)*
Velux window to the rear. WC and sink.

Outside
The property has a raised forecourt to the front that sets it back from the pavement. There is then a private outside space to the rear that is currently used for off-road parking, accessed from Hickman Road.

Additional Information

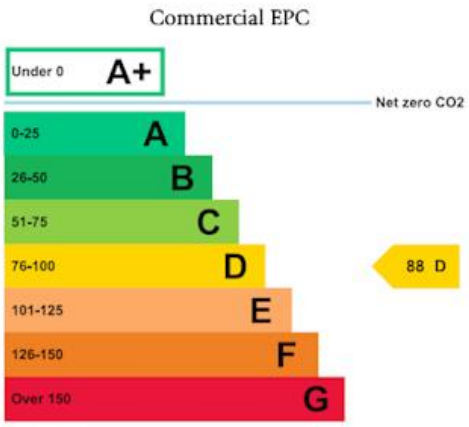
Tenure
We have been informed by the seller that the property is currently held on one freehold title.

Usage Class
The building is rated B1 (offices) on the ground and first floor and C3 (residential) on the second floor.

Approximate Gross Internal Area
Ground Floor - 860 sq ft / 79 sq m. First Floor - 736 sq ft / 68.4 sq m. Second Floor - 538 sq ft / 50 sq m. Total - 2134 sq ft / 197 sq m.

Utilities
The property is connected to mains gas, electricity, water and sewerage services and has gas central heating throughout. There is one supply of water, gas and electricity into the building, with the second floor flat having its own sub meter for gas and electricity.

Energy Performance Certificate



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Floor Plan

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