

2 Tair Gwaun

Penarth, Vale Of Glamorgan, CF64 3RG



A modern three storey, three to four bedroom town house, perfectly located for families, with schools, parks and sports facilities just a short walk away. The property offers well-proportioned, versatile accommodation with a kitchen / diner, conservatory, utility room, WC and study / bedroom 4 on the ground floor. The main living room, bedroom and ensuite are found on the first floor while there are two other double bedrooms and the family bathroom on the second floor. The property has a small front garden, a sunny south westerly rear garden and a garage. Viewing is advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£439,950

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Accommodation

Ground Floor

Hall

Composite front door with double glazed panels. Wood effect vinyl flooring. Fitted storage and a built-in cupboard. Doors to the study, WC, kitchen and utility room. Central heating radiator. Power points. Coved ceiling.

Study 8' 3" x 9' 4" (2.51m x 2.84m)

A very useful room with uPVC double glazed window to the front. Fitted carpet. Vertical blinds to the window. Central heating radiator. Power points. Coved ceiling.

WC 3' 1" x 6' 0" (0.95m x 1.84m)

Vinyl flooring. WC and sink. Central heating radiator. Extractor fan.

Kitchen / Diner 8' 2" x 17' 3" (2.48m x 5.25m)

A kitchen with dining space to the rear of the house opening into the conservatory. Fitted kitchen comprising wall units and base units with shaker style doors and laminate work surfaces and tiled splashbacks. Integrated appliances including an electric double oven, four burner gas hob with extractor over, under-counter fridge and freezer plus a dishwasher. One and a half bowl stainless steel sink with drainer. Power points. Central heating radiator. Space for a dining table and chairs. uPVC double glazed doors into the conservatory.

Conservatory 14' 2" x 8' 8" (4.33m x 2.63m)

A sunny conservatory overlooking the garden, that provides very useful additional ground floor living space. Tiled floor with under floor heating. uPVC double glazed windows, doors and a perspex roof. Power points. Fitted wall lights.

Utility Room 7' 3" x 5' 10" (2.22m x 1.77m)

Wood effect vinyl flooring. Fitted base units and wall cupboards with shaker style doors and laminate work surfaces to match the kitchen. Single bowl stainless steel sink with drainer. Plumbing for washing machine. Central heating radiator. Power points. Door into the conservatory. Extractor fan. Wall mounted gas boiler.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Door and window to the living room and a door into the main bedroom. Power points. Stairs to the second floor. Coved ceiling.

Living Room 16' 2" x 14' 10" (4.92m x 4.53m)

A spacious living room across the full width of the front of the house. Two uPVC double glazed windows, both with fitted vertical blinds. Fireplace with wood surround, marble hearth and a gas fire. Central heating radiator. Power points and TV point. Coved ceiling.

Bedroom 1 10' 5" into recess x 10' 2" (3.17m into recess x 3.1m)

Double bedroom with uPVC double glazed window to the rear that overlooks the garden and an en-suite shower room. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points and TV point. Fitted roller blind to the window. Door to the en-suite.

En-Suite 6' 11" x 5' 9" (2.11m x 1.76m)

Vinyl flooring. Suite comprising a shower cubicle with twin head mixer shower, a WC and a sink with storage below. uPVC double glazed window to the rear. Central heating radiator and heated towel rail. Shaver point. Extractor fan.

Second Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Hatch to the loft space. Built-in cupboard with hot water cylinder. Power points.

Bedroom 2 *16' 2" x 11' 2" (4.92m x 3.41m)*

A full width double bedroom with two uPVC double glazed windows to the front. Fitted carpet. Central heating radiator. Power points. TV point. Fitted roller blinds to both windows. Built-in wardrobes.

Bedroom 3 *16' 2" max x 9' 3" max (4.92m max x 2.83m max)*

Another full width double bedroom, this time with two uPVC double glazed windows to the rear that overlook the garden. Fitted carpet. Central heating radiator. Power points and TV point. Fitted roller blinds to both windows.

Bathroom *8' 8" x 6' 4" (2.63m x 1.92m)*

Vinyl flooring and part tiled walls. Suite comprising a panelled bath with mixer shower and folding glass screen, a WC and a pedestal sink. Central heating radiator. Shaver point. Fitted bathroom cabinet. Extractor fan.

Outside

Front

A fenced and gated forecourt laid to stone chippings.

Garage *8' 5" x 16' 5" (2.56m x 5m)*

Accessed from the rear of the garden and with an off road parking space to the front in a communal area. Light and power points. Up and over door. Fitted shelving.

Rear Garden

An enclosed rear garden with a south westerly aspect, laid to lawn and with a paved patio and pathway to the end of the garden that leads to the garage and some very useful storage space. Fencing to all three sides. Outside tap. Door to the garage.

Additional Information

Tenure

The property is freehold (CYM227714).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3266.15 for 2026/27.

Approximate Gross Internal Area

1392 sq ft / 129.3 sq m.

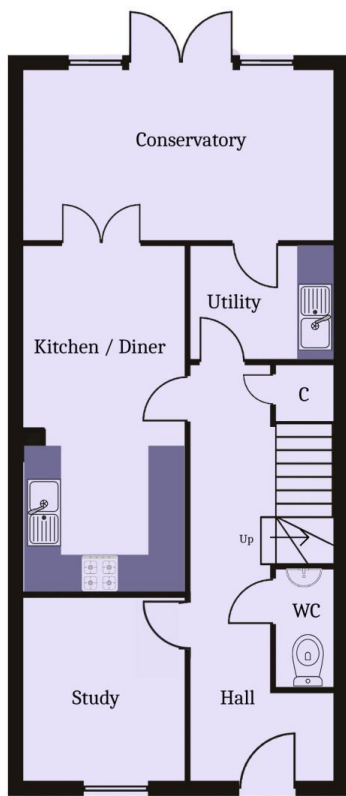
Utilities

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

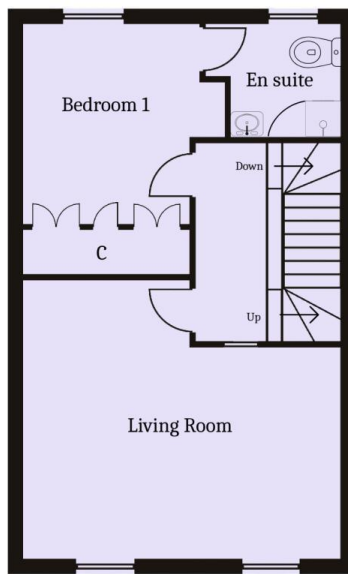
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

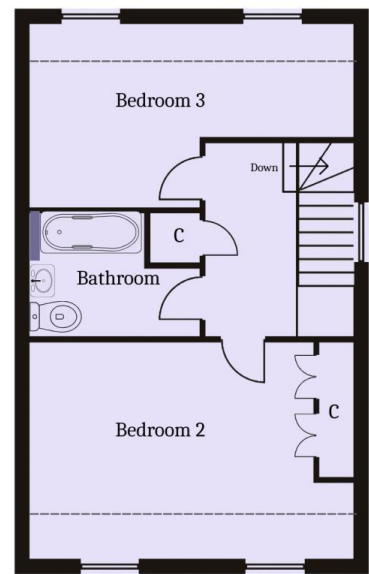
Floor Plan



Ground Floor



First Floor



Second Floor







