

9 Pembroke Terrace

Penarth, Vale of Glamorgan, CF64 1DE



A very charming period townhouse, full of character and with excellent potential to upgrade, located close to Penarth town centre and Marina, with uninterrupted views across Cardiff Bay and Cardiff to Caerphilly Mountain and beyond. The living accommodation includes three reception rooms, kitchen and a shower room on the ground floor along with three bedrooms and a bathroom above. There is a front forecourt (with views) and an enclosed rear garden with a southerly aspect and lane access. Sold with no chain. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£425,000

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Accommodation

Ground Floor

Porch 4' 0" x 4' 3" (1.21m x 1.3m)

uPVC double glazed panel front door. Vinyl flooring. Original dado rails and cornice. Inner door to the hall.

Entrance Hall

Fitted carpet. Central heating radiator. Original cornice, arch, deep skirting boards and dado rails. Stairs to the first floor. Doors to the three reception rooms. Under stair cupboard. Central heating radiator. Phone point.

Lounge 14' 6" into recess x 14' 7" into bay (4.41m into recess x 4.45m into bay)

The main reception room, with uPVC double glazed bay window to the front that gives outstanding water views over Cardiff. Fitted carpet. Original cornice, rose and deep skirting boards. Fireplace with fitted gas fire. Central heating radiator. Power points and TV point.

Sitting Room 12' 9" into recess x 11' 3" (3.88m into recess x 3.43m)

Fitted carpet. Original picture rails, cornice and deep skirting boards. Central heating radiator. Power points.

Shower Room 6' 7" x 5' 0" (2.01m x 1.53m)

A ground floor shower room, alternatively a large WC. Accessed from the dining room and sitting room. This shower also gives the possibility of having a ground floor bedroom with en-suite. Vinyl floor. Suite comprising a shower cubicle with mixer shower, a WC and a sink. uPVC double glazed window to the rear. Part tiled walls. Extractor fan. Wall mounted electric fan heater.

Dining Room 10' 4" x 14' 11" into doorway (3.15m x 4.55m into doorway)

Fitted carpet. Tiled fireplace with fitted gas fire. uPVC double glazed window to the side. Power points. Door into the shower room.

Kitchen 10' 5" x 8' 6" (3.17m x 2.59m)

Vinyl flooring. uPVC double glazed windows to the side and rear along with a door to the side - all into the garden. Fitted kitchen comprising wall units and base units with laminate work surfaces. Single bowl stainless steel sink with drainer. Space for a cooker and fridge freezer. Central heating radiator. Part tiled walls. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Phone point. High level cupboard and space for a freestanding cupboard. Doors to the three bedrooms and bathroom. Dado rails. Hatch to the loft space.

Bedroom 1 18' 6" into recess x 11' 10" (5.65m into recess x 3.6m)

An excellent double bedroom across the full width of the front of the house, and with panoramic views across Cardiff Bay and Cardiff towards Caerphilly Mountain. Two uPVC double glazed windows. Fitted carpet. Coved ceiling. Central heating radiator. Power points. Fitted gas fire.

Bedroom 2 12' 9" max x 10' 10" (3.88m max x 3.29m)

Double bedroom with uPVC double glazed window to the rear. Vinyl floor. Coved ceiling. Power points. Waste pipe and hot and cold water feed for a sink of required.

Bedroom 3 10' 11" x 9' 11" max (3.33m x 3.01m max)

Double bedroom to the rear of the house, with a uPVC double glazed window overlooking the garden. Built-in cupboard with gas combination boiler. Central heating radiator. Power points.

Bathroom 7' 5" x 6' 5" (2.25m x 1.95m)

Fitted carpet. uPVC double glazed window to the side. Suite comprising a bath with electric shower, WC and sink with storage below. Central heating radiator. Part tiled walls. Coved ceiling.

Outside

Front

An enclosed front garden, laid to stone paving and with the original front wall and gate posts, gate and a pathway to the front door. You can enjoy the views over Cardiff from this area and there is space for seating.

Rear Garden

A south facing rear garden with areas of patio on two levels, both with room for furniture. Outside tap. Two timber sheds. Original stone walls. Raised planting bed to one side. Gated access to the lane. Outside WC.

Additional Information

Tenure

The property is held on a freehold basis (WA390314).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for the year 2025/26.

Approximate Gross Internal Area

1292 sq ft / 120 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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan











