

52 Glebe Street

Penarth, Vale of Glamorgan, CF64 1EG



A stunningly renovated town centre property with exceptional quality throughout - a real gem in a central location that allows access to many amenities including Penarth Marina and the Cardiff Bay Barrage as well as the town centre. Comprises the living room, dining room, kitchen and utility space with WC on the ground floor along with four bedrooms and two bathrooms above. There is an enclosed, courtyard style garden to the rear. Features of the property include the bespoke staircase, premium floor coverings, German Bulthaup kitchen with high-end appliances and two stylish bathrooms. The property is available for sale with no onward chain. EPC: D.

**David
Baker & Co.**

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Accommodation

Ground Floor

Porch 3' 5" x 3' 5" (1.03m x 1.03m)

Composite front door with large frosted double glazed panel. Door to the entrance hall with glass blocks above. Electric light.

Entrance Hall

A highly impressive entrance hall, opening into the dining space and kitchen to the rear of the property and with high ceilings and a solid oak designer staircase, glass balustrade and with ornamental chippings and accent lighting beneath. Original brickwork feature wall. Engineered oak flooring with underfloor heating. Oversized custom doors to the living room.

Living Room 18' 8" maximum x 22' 3" into bay (5.68m maximum x 6.79m into bay)

A L-shaped open plan space with two sitting areas. Engineered oak flooring throughout, with underfloor heating. uPVC double glazed bay window to the front. Coved ceiling. Power points and TV point. Built-in cupboard.

Dining Room 15' 11" maximum x 16' 5" into recess (4.85m maximum x 5m into recess)

A very spacious second reception room, ideal for dining due to it leading into the kitchen. Tiled floor with underfloor heating. Two uPVC double glazed windows to the side. Feature original stone chimney breast with wood burning stove and slate hearth.

Kitchen 10' 3" maximum x 15' 9" maximum (3.13m maximum x 4.79m maximum)

Tiled flooring continued from the dining room, with underfloor heating. German Bulthaup fitted kitchen with industrial style stainless steel work surfaces and breakfast bar. Integrated appliances including a Gaggenau oven, four burner Bapazza gas hob, Miele extractor hood, Liebherr pull out fridge and Gaggenau dishwasher. Space for an American style fridge freezer. Feature acoustic boarding and a built-in cupboard with Worcester Bosch gas combination boiler. Recessed lights. Aluminium double glazed sliding doors into the garden. Sliding door to the WC.

WC / Utility 2' 11" x 8' 2" (0.9m x 2.5m)

Tiled floor. WC and wash hand basin. Plumbing for washing machine and dishwasher. uPVC double glazed window. Power points.

First Floor

Landing

Engineered oak flooring. Doors to three bedrooms and the bathroom. Built-in linen cupboard. Velux window. Home working space. Power points. Feature glass balustrade over the stairs.

Bedroom 1 15' 1" maximum x 12' 9" maximum (4.59m maximum x 3.89m maximum)

A large double bedroom to the rear of the house with vaulted ceiling. Fitted wardrobes, uPVC double glazed window to the side and an en-suite shower room. Engineered oak flooring. Power points. Contemporary radiator. Feature overhead lighting and two wall lights. Decorative acoustic boarding.

En-Suite 8' 3" x 4' 3" (2.51m x 1.29m)

Tiled floor and part tiled floor. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. Heated towel rail. Extractor fan. uPVC double glazed window to the side. Recessed lighting. Fitted mirror with light.

Bedroom 2 11' 9" into recess x 10' 11" (3.59m into recess x 3.34m)

Engineered oak flooring continued from the landing. uPVC double glazed window to the front. Power points

Bedroom 3 7' 10" into recess x 10' 11" (2.4m into recess x 3.34m)

Double bedroom with uPVC double glazed window to the rear. Engineered oak flooring. Central heating radiator. Power points.

Bedroom 4 11' 2" maximum x 9' 11" (3.41m maximum x 3.02m)

Single bedroom, ideal as a home office with uPVC double glazed window to the front. Engineered oak flooring. Power points.

Bathroom 8' 9" x 7' 7" (2.67m x 2.31m)

Tiled flooring and part tiled walls. Suite comprising a modern freestanding bath with mixer tap and hand shower fitment, a large walk-in shower with twin head mixer shower, WC and wash hand basin with storage below. Velux window. Heated towel rail. Fitted mirror with light. Recessed lights. Extractor fan.

Outside

Rear Garden

A courtyard style garden to the rear of the house with a westerly aspect. Steps from the kitchen with matching raised beds. Outside lights and tap.

Additional Information

Tenure

The property is held on a freehold basis (CYM781682).

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £2,009.93 for 26/27.

Approximate Gross Internal Area

1546 sq ft / 143.6 sq m.

Notes

The ground floor has zoned underfloor heating (in entrance hall, living room, dining room and kitchen), with NEST WiFi controlled thermostats.

Utilities

The property is connected to mains gas, electricity, water and sewerage services.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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