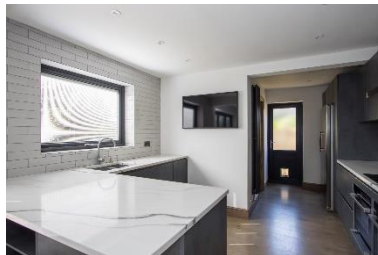


# 16 Bittern Way

Penarth, Vale of Glamorgan, CF64 5FS



An well presented four bedroom detached house tucked away at the head of a quiet cul-de-sac just off the Cliff Walk. Spacious accommodation comprising an open plan living, dining and kitchen space, home office / playroom and a cloakroom with utility area on the ground floor along with four bedroom and two bathrooms above. Enclosed, southerly rear garden and off road parking to the front. Available immediately on an unfurnished basis. EPC: C.

**David  
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## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Fitted carpet. Glazed double doors into the lounge and the home office / play room. Stairs to the first floor. Power and phone points.

#### **Lounge** 12' 4" x 17' 2" *approximately (3.75m x 5.24m approximately)*

Engineered Wood floor throughout. Built-in cupboard. uPVC double glazed window to the front. Power points and TV point. Recessed lights. Vertical central heating radiator. Open to the dining area which in turn opens to the kitchen.

#### **Dining Area** 9' 0" x 14' 9" *approximately (2.74m x 4.5m approximately)*

Engineered wood floor from the lounge. Vertical central heating radiator. Three pane bifold doors to the garden. Open to the kitchen. Recessed lights. Power points.

#### **Kitchen** 15' 4" *maximum* x 11' 1" *(4.68m maximum x 3.37m)*

Fitted kitchen with a range of wall units, base units and a peninsula - all with quartz work surfaces. One and a half bowl countersunk basin with drainer. Integrated Neff appliances including an induction hob, 'Slide and Hide' oven and combi microwave and warming drawer, extractor hood and dishwasher. Part tiled walls. Recess for American fridge freezer. Vertical central heating radiator. Recessed lights. uPVC double glazed panel door to the side. Power points. Door to the utility room.

#### **Cloakroom / Utility Room** 6' 5" x 4' 10" *(1.95m x 1.48m)*

A very useful utility room with WC. Suite comprising WC and wash hand basin. Plumbing and shelving for washing machine and tumble dryer. High level uPVC double glazed window to the rear. Heated towel rail. Laminate floor. Tiled walls. Extractor. Recessed lights.

#### **Home Office / Play Room** 8' 2" x 15' 10" *(2.49m x 4.83m)*

A very useful additional space, currently used as a play room and home office. uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

### **First Floor**

#### **Landing**

A remodelled landing giving access to all bedrooms. Fitted carpet. Central heating radiator. Power points. Solid wood doors to all rooms.

#### **Bedroom 1** 8' 3" x 13' 1" *(2.51m x 4m)*

Double bedroom with uPVC double glazed window to the front and an en-suite shower room to the rear. Wood floor. Central heating radiator. Power points. Eaves storage.

#### **En-Suite** 6' 10" x 6' 9" *(2.08m x 2.06m)*

Fully limestone tiled walls and floor. Suite comprising a shower cubicle with mixer shower, WC, wash hand basin and bidet. uPVC double glazed window to the rear. Shaver point. Heated towel rail. Recessed lights. Wall cabinet with mirrored door. Fitted oak shelf.

#### **Bedroom 2** 8' 10" x 17' 2" *(2.68m x 5.23m)*

Double bedroom to the front of the property. Solid oak floor. uPVC double glazed window to the front. Central heating radiator. Power points.

#### **Bedroom 3** 9' 7" x 14' 10" *(2.91m x 4.52m)*

Double bedroom to the rear of the property overlooking the garden. uPVC double glazed window. Central heating radiator. Power points. TV point. Solid oak floor.

#### **Bedroom 4 6' 5" x 11' 5" (1.96m x 3.47m)**

Single bedroom, ideal as a home office and with a uPVC double glazed window to the front. Solid oak floor. Central heating radiator. Power points.

#### **Bathroom**

Fully limestone tiled walls and floor. Suite comprising a panelled bath, WC, wash hand basin and shower cubicle with mixer shower. uPVC double glazed window to the rear. Recessed lights. Heated towel rail. Wall cabinet with mirrored door. Shaver point.

#### **Outside**

##### **Front**

Front garden laid to lawn and stone chippings. Of road parking for multiple vehicles laid to paving. Mature hedging. Access to the garage. Covered porch.

##### **Garage**

Up and over garage door. Electric power and light.

##### **Rear Garden**

A south facing, enclosed rear garden mainly laid to lawn but with a well sized timber decked area and seating spaces laid to stone chippings. Mature plants and trees. Gated side access to the front. Outside Power points. Outside tap.

#### **Additional Information**

##### **Availability**

The property is available immediately pending the successful completion of the application process.

##### **Furnishing Status**

The property is available on an unfurnished basis.

##### **Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £2,492.68 for the year 2021/22.

##### **Our Fees**

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Details of the Tenancy Deposit Scheme can be found at their website, [www.tenancydepositscheme.com/](http://www.tenancydepositscheme.com/) . David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

##### **Approximate Gross Internal Area**

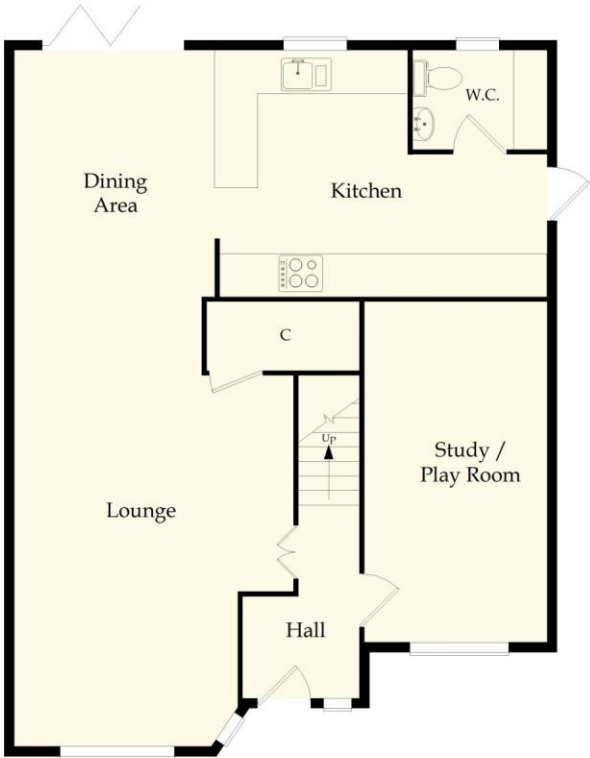
1420 sq ft / 132 sq m.

Energy Performance Certificate

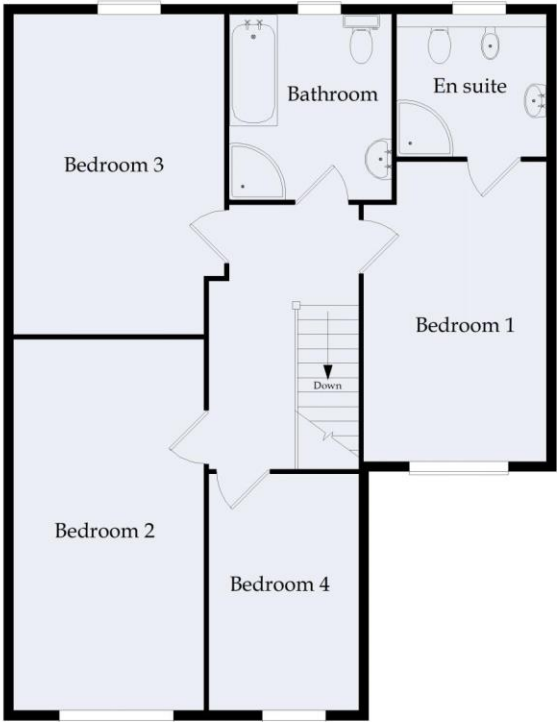
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             | 71   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Floor Plan

This drawing is for illustrative purposes only (not to scale)  
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Ground Floor



First Floor







