

53 Grove Terrace

Penarth, The Vale Of Glamorgan, CF64 2NL



A wonderfully characterful mid terraced stone property in this highly desirable row of period houses close to the town centre of Penarth and Cornerswell Road shops. The unfurnished house comprises of two reception rooms, kitchen, two bedrooms and a ground floor bathroom. Well sized garden. Available beginning of June EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,450

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Accommodation

Ground Floor

Entrance Hall

Laminate floor. uPVC double glazed panel front door with glass panel above. High level meter cupboard. Central heating radiator. Phone point. Power points. Coved ceiling.

Dining Room *11' 2" into recess x 9' 5" (3.41m into recess x 2.88m)*

Front facing sitting room with feature period style cast iron fire surround and uPVC double glazed window with fitted Venetian blind. Laminate flooring. Moulded coved ceiling. Television point. Power points. Meter cupboard. Central heating radiator.

Lounge *14' 9" x 10' 1" (4.49m x 3.07m)*

Another reception room with the house, with access through to the kitchen, uPVC double glazed door to the garden and stairs leading to the first floor. Laminate floor. Coved ceiling. Power and television points.

Kitchen *7' 5" x 9' 6" (2.26m x 2.9m)*

A classic, stylish kitchen with a range of wall and base units featuring shaker style doors and black granite effect work surfaces. Single bowl stainless steel sink with drainer. Fitted cooker. Wall mounted gas central heating boiler. Part tiled walls. uPVC double glazed window to the side with fitted roller blind. Coved ceiling. Recessed LED spotlight. Plumbing for a washing machine and dishwasher. Central heating radiator. Integrated fridge and freezer.

Bathroom *7' 2" x 7' 4" (2.19m x 2.23m)*

A modern bathroom benefits from two uPVC double glazed windows to the rear as well as a suite comprising panelled bath with a mixer shower and glass screen, wash hand basin and a WC. Storage unit. Fully tiled walls and floor. Central heating radiator. Extractor.

First Floor

Bedroom 1 *14' 8" x 9' 5" (4.48m x 2.87m)*

Master double bedroom across the full width of the front of the property. Laminate flooring. Two uPVC double glazed windows to the front with fitted Venetian blinds. Coved ceiling. Power and television points. Central heating radiator. Fitted wardrobes.

Bedroom 2 *11' 8" x 10' 2" (3.56m x 3.09m)*

Double bedroom to the rear of the property with laminate flooring, central heating radiator, coved ceiling, power points, television point and a uPVC double glazed window overlooking the garden with fitted Venetian blind.

Outside

Front

Front garden setting the property back from the road, with mature hedge and a path to the front door.

Rear Garden

A private and enclosed rear garden with lane access. Areas of lawn, stone chippings and natural stone patio. Mature plants, borders and original stone walls. Outside hot and cold water taps. Storage shed.

Additional Information

Council Tax Band

The Council Tax band for this property is E is approximately £2,790 for tax year 2026/27

Approximate Gross Internal Area

764 sq ft / 70 sq m.

Furnishing Status

The property is available Unfurnished

Availability

The property is available from early June

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. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. A holding deposit equal to one weeks rent is payable to secure the property. 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).

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan



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