

# 37 High Street

Penarth, Vale of Glamorgan, CF64 1EY



A wonderfully extended and loft converted town centre property, perfect for families looking for convenient access to all that Penarth has to offer. Fully renovated by the current owners, the property comprises the porch and entrance hall, living and dining room, WC and a fabulous kitchen / dining / living space on the ground floor that opens out onto the garden. The first floor has three bedrooms and a bathroom and there is a bedroom with en-suite above. The property has excellent views across Penarth and out towards Llandough from ground level and these get more and more impressive on each floor. The nicely landscaped rear garden and lane access to the rear onto Plassey Street. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£600,000**

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## **Accommodation**

### **Ground Floor**

#### **Porch 3' 5" x 4' 4" (1.03m x 1.33m)**

Composite front door with double glazed panels. Fitted door matt. Original cornice. Electric light. Wooden glazed panel inner door to the hall.

#### **Entrance Hall**

Wood effect LVT flooring that runs through the ground floor. Doors to the kitchen, dining room and WC. Central heating radiator. Power points.

#### **Sitting Room 14' 10" into recess x 11' 5" (4.51m into recess x 3.49m)**

Part of an open plan living space at the front of the house that leads through to the kitchen / diner to the rear. Wood effect LVT flooring throughout. Two uPVC double glazed sash windows to the front. Original cornice and skirting boards. Period style fireplace with fitted shelving to either side. Central heating radiator. Power points and TV point.

#### **Dining Room 11' 7" x 11' 2" (3.54m x 3.4m)**

A versatile additional space that links the sitting room to the kitchen and with a door from the hall. Wood effect LVT flooring. Central heating radiator. Power points. Original cornice.

#### **Kitchen / Diner 16' 3" x 30' 9" (4.96m x 9.36m)**

An impressive family space to the rear of the property, this kitchen / diner is also perfect for entertaining and has kitchen, dining and sitting areas as well as views out over the garden and beyond. The fitted kitchen comprises of wall units and base units plus central island, all with grey gloss cabinet doors and marble effect quartz work surfaces. Integrated appliances include an electric oven, grill, four zone induction hob, extractor hood, washing machine, dryer and dishwasher. There is space for an American style fridge freezer and a one and a half bowl countersunk stainless steel sink with drainer. The space has wood effect LVT flooring throughout, two large roof lanterns, two central heating radiators, power points and recessed lighting. There are aluminium double glazed bifold doors out into the garden.

#### **WC 3' 3" x 3' 5" (1m x 1.04m)**

Vinyl floor tiles and part tiled walls. WC and sink. Extractor fan. Fitted mirror with light.

### **First Floor**

#### **Landing**

Wood effect LVT flooring and fitted carpet. Central heating radiator. Doors to the bathroom and third bedroom at the rear, along with bedrooms 1 and 2 at the front. Stairs to the second floor. Light tube which brings in a good amount of natural light to the space.

#### **Bedroom 1 18' 9" x 11' 7" (5.72m x 3.52m)**

A double bedroom across the full width of the front of the house. Extensive fitted wardrobes and drawers to one wall. Wood effect LVT flooring continued from the landing. Two uPVC double glazed sash windows to the front. Original cornice and skirting boards. Central heating radiator. Power points.

#### **Bedroom 2 12' 5" x 11' 2" (3.79m x 3.4m)**

Double bedroom with uPVC double glazed sash window to the rear. Wood effect LVT flooring. Coved ceiling. Central heating radiator. Power points.

#### **Bedroom 3 9' 7" x 8' 0" (2.91m x 2.45m)**

A single bedroom, ideal as a home office, located at the back of the house and with a lovely view through the uPVC double glazed sash window. Wood effect LVT flooring. Power points. Central heating radiator. Hatch to the rear loft space.

### **Bathroom 6' 4" x 7' 0" (1.93m x 2.13m)**

A very well-appointed family bathroom with a suite comprising of a tiled panelled bath with twin head mixer shower and folding glass screen, a WC and a sink with storage below. Vinyl floor tiles and part tiled walls. Heated towel rail. Extractor fan. Recessed lights. uPVC double glazed window to the side. Fitted mirror with light.

## **Second Floor**

### **Landing**

A small landing area with fitted carpet and Velux window to the rear. Door to the bedroom.

### **Bedroom 4 15' 3" x 20' 4" (4.64m x 6.2m)**

A double bedroom with very good ceiling height (2.19m) and plenty of natural light with two Velux windows to the front and one to the rear. The window has excellent westerly views across Penarth and Llandough. Wood effect LVT flooring throughout. Original cast iron fireplace with wooden surround. Two central heating radiator. Recessed lights. Built-in cupboard with gas combination boiler. Power points.

### **En-Suite 2' 11" x 8' 7" (0.9m x 2.62m)**

Vinyl floor tiles and tiled walls. Suite comprising a shower cubicle with twin head mixer shower, a WC and a sink with storage below. Recessed lights. Extractor fan.

## **Outside**

### **Rear Garden**

The property is fortunate to benefit from an enclosed westerly garden with views over Penarth, towards Llandough and private lane access to Plassey Street. The garden is laid to paving and artificial grass, with well stocked raised beds to one side. There are outside power points and a tap.

## **Additional Information**

### **Tenure**

The property is freehold (CYM629949).

### **Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2763.66 for 2026/27.

### **Approximate Gross Internal Area**

1799 sq ft / 167.1 sq m.

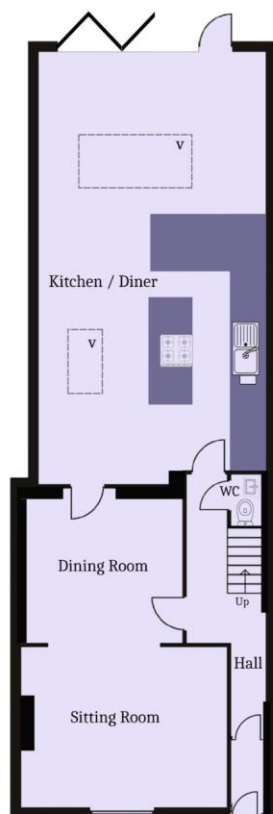
### **Utilities**

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

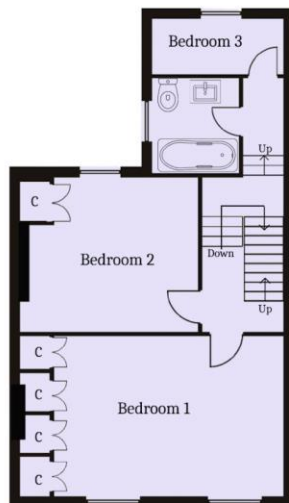
### **Energy Performance Certificate**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

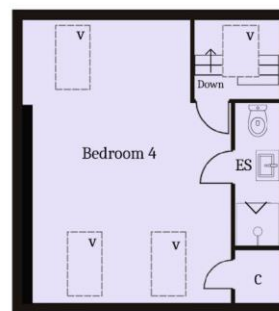
## Floor Plan



Ground Floor



First Floor



Second Floor

For illustrative purposes  
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