

1 Chaucer Close

Penarth, Vale of Glamorgan, CF64 2ST



A wonderful double-fronted family home in a quiet, cul-de-sac, vastly improved, loved and enjoyed by the current owners and maintained to a very high standard. The living accommodation comprises the entrance hall, two reception rooms, an impressive extended kitchen / living / dining space and a shower room on the ground floor along with three bedrooms and a bathroom on the first floor. There is good off road parking to the front and an enclosed rear garden with patio, lawn and a very useful garden room. The property must be viewed in order to appreciate its quality, and all that it has to offer. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£585,000

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Accommodation

Ground Floor

Hall

Composite front door with double glazed panels. Original wood block flooring which continues through both of the main sitting rooms. Central heating radiator. Stairs to the first floor. Dado rails. Doors to both reception rooms.

Sitting Room 11' 11" x 18' 1" (3.62m x 5.52m)

A very pleasant main reception room with uPVC double glazed window to the front and a fireplace with wooden surround, slate hearth and a fitted gas fire. Very attractive original wood block flooring. Original picture rails. Power points and TV point. Two central heating radiators. Door to the kitchen.

Dining Room 11' 10" x 10' 0" (3.61m x 3.04m)

Original wood block floor. uPVC double glazed window to the front, with Venetian blind. Original picture rails. Central heating radiator. Power points. Door to the kitchen.

Kitchen 12' 0" x 7' 6" (3.65m x 2.29m)

Part of an open plan kitchen / living / dining space to the rear of the house that provides wonderful space for families and for entertaining, with access to and views over the rear garden. There is modern wood block flooring throughout and the fitted kitchen comprises of wall units and base units with shaker style cabinet doors and laminate work surfaces. Integrated appliances including an electric oven, five burner gas hob, extractor hood, microwave and dishwasher along with a counter level fridge and freezer. One and a half bowl stainless steel sink with drainer. Recessed lights. Built-in cupboard and pantry with fitted shelving. Open to the living / dining space.

Living / Dining 20' 9" x 11' 1" (6.33m x 3.39m)

Wood block flooring continued from the kitchen. This is an excellent, light space with two sets uPVC double glazed sliding doors out into the garden and two Velux windows. Two central heating radiators. Power points. Three fitted wall lights and feature pendant lighting. Door into the lobby.

Lobby 5' 0" x 4' 9" (1.53m x 1.45m)

Wood block flooring. Door into the shower room / WC and a uPVC double glazed door to the side. Power points. Space for a fridge freezer and additional storage.

Shower Room / WC 5' 0" x 6' 5" (1.53m x 1.95m)

A very useful ground floor shower room and WC. Part tiled walls. Shower cubicle with a mixer shower along with a vanity that has a WC, sink and storage below. uPVC double glazed window to the side with Venetian blind. Central heating radiator. Recessed lights and extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear, with a very pleasant window seat that acts as additional fitted storage. Power points. Dado rails. Original doors to all first floor rooms. Central heating radiator. Power points. Large hatch with ladder to the loft space. Built-in cupboard with gas combination boiler.

Bedroom 1 12' 2" x 12' 3" (3.71m x 3.73m)

Double bedroom with uPVC double glazed window to the front and a built-in cupboard. Fitted carpet. Central heating radiator. Original picture rails. Power points. Fitted Venetian blind to the window.

Bedroom 2 12' 2" x 8' 3" (3.7m x 2.52m)

The second double bedroom, once again with a uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Built-in cupboard. Power points. Original picture rails. Fitted Venetian blind to the window.

Bedroom 3 8' 8" x 9' 7" (2.63m x 2.92m)

Single bedroom with uPVC double glazed window to the rear that overlooks the garden. Fitted carpet. Original picture rails. Central heating radiator. Power points. Fitted Venetian blind to the window.

Bathroom 11' 11" into shower x 5' 5" (3.63m into shower x 1.66m)

An enlarged bathroom with a suite comprising of a panelled bath, shower cubicle with mixer shower, a WC and a sink with storage below. Wood effect flooring and fully tiled walls. Two uPVC double glazed windows to the rear, one with Venetian blinds. Recessed lights and extractor fan. Mirror with light. Heated towel rail.

Outside

Front

Off road parking for two cars side-be-side at the front of the house, laid to block paving.

Rear Garden

An enclosed rear garden with large patio accessed from the rear of the house, a lawned area and a garden room with paved terrace. Low brick wall, chippings and fencing to one side. Mature hedging to the other. Gated side access to the front. Outside power points and lights.

Garden Room

This is a versatile space with its own terrace, outside lights and power points. Accessed via uPVC double glazed doors from the garden, the room has a painted concrete floor, fitted shelving, power points and electric light. It provides very useful storage space but could equally be utilised as a gym, home office or children's play space.

Additional Information

Tenure

The property is freehold (CYM430536).

Council Tax Band

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

Approximate Gross Internal Area

1291 sq ft / 119.9 sq m.

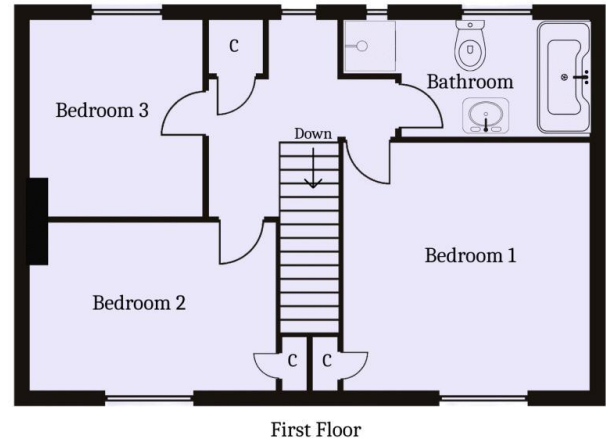
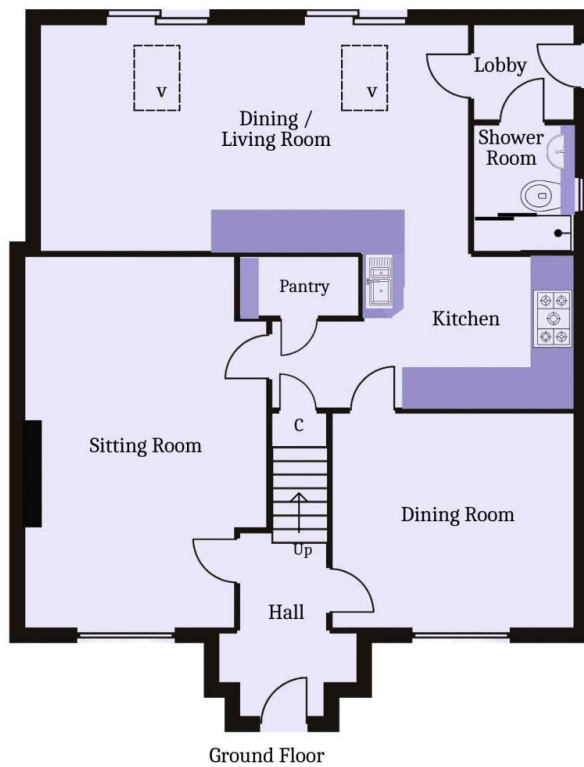
Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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