

# 68 Wordsworth Avenue

Penarth, Vale of Glamorgan, CF64 2RN



A fully renovated, upgraded and reconfigured three bedroom period property - ideal for young families and offering wonderful modern accommodation with original charm, in an excellent location close to local schools and within a mile of the town centre in Penarth. The ground floor comprises the porch, entrance hall, sitting room, impressive kitchen / diner and the WC. There are three double bedrooms and an enlarged bathroom on the first floor. The property has off-road parking for two cars to the front and a very pleasant south facing rear garden. There is Planning Permission for a part single, part double storey rear extension and loft conversion. EPC: C.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £525,000

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## **Accommodation**

### **Ground Floor**

#### **Porch 3' 11" x 3' 8" (1.2m x 1.13m)**

Tiled floor. uPVC double glazed front door and a timber inner door to the hall.

#### **Hallway**

A very attractive hallway with original wood block flooring and doors to the sitting / dining room, kitchen / diner and WC. Stairs to the first floor. Central heating radiator. uPVC double glazed window to the side. Power points.

#### **Dining Room / Sitting Room / Playroom 9' 10" x 11' 0" (3m x 3.35m)**

Original wood block flooring continued from the hallway, along with picture rails and skirting boards. uPVC double glazed window to the front. Central heating radiator. Power points and TV point. Corner fireplace with original surround.

#### **Kitchen / Dining / Living 22' 3" x 11' 10" (6.77m x 3.61m)**

A reconfigured open plan space to the rear of the house, opening onto the garden. Luxury vinyl flooring throughout. Fitted kitchen comprising wall units, tall cupboards and base units with white matt doors and granite work surfaces. Integrated appliances including an electric oven, combi-microwave, four zone induction hob, extractor hood, fridge freezer and dishwasher. One and a half bowl stainless steel countersunk sink with drainer. Power points and TV point. Central heating radiator. Aluminium double glazed bi-fold doors into the garden along with a window to the rear and door to the side. Large walk-in utility cupboard with plumbing for washing machine and dryer, fitted shelving, gas combination boiler and power points.

#### **WC 4' 1" x 3' 11" (1.25m x 1.2m)**

WC and wash basin with storage below. uPVC double glazed window to the front. Fitted cupboard. Recessed light.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. uPVC double glazed window to the front, with fitted roller blind. Original doors to the three bedrooms and bathroom. Hatch with loft ladder that gives access to the loft room. Power point.

#### **Bedroom 1 10' 11" plus wardrobes x 12' 10" (3.34m plus wardrobes x 3.92m)**

Double bedroom to the rear of the house, overlooking the garden. Large built-in wardrobe with sliding doors. uPVC double glazed window with fitted roller blind. Central heating radiator. Power points. Original picture rails.

#### **Bedroom 2 12' 2" x 10' 4" (3.72m x 3.14m)**

Double bedroom to the front of the house. uPVC double glazed window with fitted roller blind. Central heating radiator. Power points. Original picture rails.

#### **Bedroom 3 11' 2" x 9' 6" (3.40m x 2.89m)**

This is another double bedroom, once again to the rear of the house and with a uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Power points.

#### **Bathroom 6' 7" x 8' 4" (2.01m x 2.55m)**

Formerly a bathroom with separate WC, this is now a spacious bathroom with suite comprising a panelled bath with overhead and handheld mixer shower and folding glass screen, a WC and a sink with storage below. Tiled floor and part tiled walls. uPVC double glazed window to the side. Heated towel rail. Recessed lights and extractor fan.

## **Outside**

### **Front**

Off road parking, laid to block paving, that provides off space for two cars comfortably. Mature hedging to the front and sides.

### **Rear Garden**

An enclosed rear garden laid to lawn and patio and with a very sunny southerly aspect. Outside lights, power points and two taps. Gated access to the front.

## **Additional Information**

### **Tenure**

The property is held on a freehold basis (WA48508).

### **Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2,596.01 for 2025/26.

### **Approximate Gross Internal Area**

1010 sq ft / 93.8 sq m.

### **Utilities**

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

### **Planning Permission**

The property currently has Planning Permission (2020/01540/FUL) for a part single storey, part two storey rear extension and loft conversion. This would create a four double bedroom, two bathroom semi-detached house with extended ground floor kitchen / dining / living space. Plans are available online and on request.

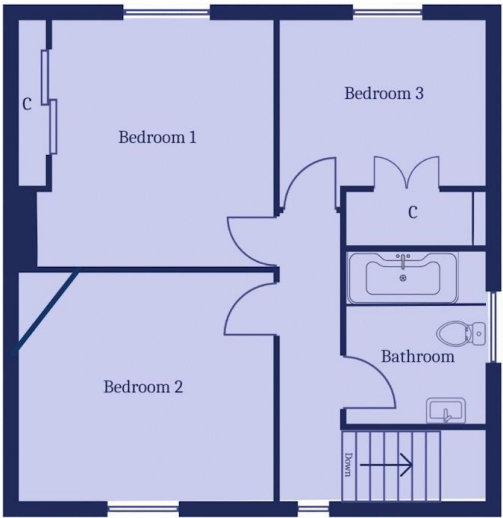
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

For illustrative purposes  
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