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## 35 Cosmeston Drive, Penarth CF64 5FA £275,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated on the charming Cosmeston Drive in Penarth, this terraced house presents a wonderful opportunity for those looking to create their dream home. Built in 1980, the property boasts three bedrooms, making it ideal for families or those seeking extra space. The single reception room offers a versatile area that can be tailored to your lifestyle, whether it be a cosy living room or a stylish dining space.

The house features one bathroom, providing essential amenities for daily living. However, it is important to note that the property is in need of refurbishment, allowing you the chance to personalise and enhance the space to your liking. This is a perfect opportunity for buyers with a vision to transform a house into a home that reflects their individual style.

Located in the desirable area of Penarth, residents can enjoy the benefits of a vibrant community, with local shops, schools, and parks within easy reach. The picturesque coastline and stunning views of the Bristol Channel are also just a stone's throw away, offering a delightful backdrop for leisurely walks and outdoor activities.

This property is a blank canvas, waiting for the right owner to breathe new life into it. If you are looking for a project that promises potential and the chance to create a unique living space, this terraced house on Cosmeston Drive could be the perfect fit for you.



## FRONT

the front of the property features a concrete path to a UPVC double-glazed front door, a lawn with mature shrubs, and access to meter cupboards.

## Entrance Porch

5'5 x 3'0 (1.65m x 0.91m)

The entrance porch has a textured ceiling, papered walls, fitted carpet, and houses the consumer unit. Wooden door opening to living room.

## Living Room

15'0 x 14'0 (4.57m x 4.27m)

The main living room includes a textured ceiling, plastered walls, fitted carpet, a UPVC double-glazed window to the front, a wall-mounted radiator, and a gas fireplace with a timber surround. Carpeted stairs lead to the first floor, and an archway opens to the kitchen/diner.

## Kitchen/Dining Room

15'0 x 9'6 (4.57m x 2.90m)

The kitchen and dining area has a textured ceiling, plastered walls, and a mix of fitted carpet and vinyl flooring. There is a UPVC double-glazed window and French doors to the garden, a radiator, and space for a dining suite. The kitchen is equipped with eye-level and base units, work surfaces, space for appliances, a stainless steel sink with a mixer tap, and a wall-mounted Vaillant boiler.

## FIRST FLOOR

### Landing

The first-floor landing has a textured ceiling, plastered walls, fitted carpet, loft access, and wooden doors leading to the bedrooms and bathroom.

### Bedroom One

15'3"(into bay) x 8'3" (4.67m(into bay) x 2.54m)

The master bedroom contains a textured ceiling, plastered walls, fitted carpet, a bay window with a UPVC double-glazed window to the front, and a wall-mounted radiator.

### Bedroom Two

11'5 x 8'2 (3.48m x 2.49m)

Bedroom two features a textured ceiling, plastered walls, fitted carpet, a radiator, and a UPVC double-glazed window overlooking the front.

### Bedroom Three

8'1 x 6'4 (2.46m x 1.93m)

Bedroom three has a textured ceiling, plastered walls, fitted carpet, a radiator, and a UPVC double-glazed window to the front.

### Family Bathroom

6'8 x 6'4 (2.03m x 1.93m)

The family bathroom includes a textured ceiling, plastered walls with ceramic tiles, and tiled carpet flooring. It is fitted with a bath with twin taps and a shower over, a close-coupled toilet, a pedestal wash hand basin, and a storage cupboard housing the hot water tank. There is also a wall-mounted radiator and a UPVC double-glazed obscure glass window to the rear.

## REAR GARDEN

The rear garden is level, fully enclosed with timber fencing, and includes a lawn, a paved patio area, and a path leading to a rear gate for lane access and access to offroad parking. It also features mature shrubbery.

## COUNCIL TAX

Council tax band D.

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

