

# 3 Wood Street

Penarth, Vale of Glamorgan, CF64 2NH



A fully renovated three bedroom terraced house, full of attractive features and in an excellent location that offers easy access to schools, shops, both Penarth train stations and the town centre. The property comprises the porch and entrance hall, two reception rooms, a kitchen / diner and a WC on the ground floor along with three bedrooms and a large, stylish bathroom above. There is a front garden and a newly landscaped rear garden with lane access. Viewing is strongly advised in order to be able to appreciate everything that this charming family home has to offer. EPC: TBC.

**David  
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Your local Estate Agent & Chartered Surveyor

**£450,000**

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## Accommodation

### Ground Floor

#### **Porch 3' 3" x 3' 6" (1m x 1.06m)**

New composite front door with double glazed leaded panels. Cornice and light. Timber glazed panel door to the hall.

#### **Hallway**

An attractive hallway that opens into the central living room. There is stripped back original timber flooring throughout. Original cornice, arch and stairs to the first floor. Door to the sitting room. Period style central heating radiator.

#### **Sitting Room 12' 10" into recess x 13' 2" into bay (3.9m into recess x 4.02m into bay)**

A very pleasant front sitting room with original features that include the stripped timber floor, cast iron and tiled fireplace and cornice. Recessed cupboards and shelves to both recesses. uPVC double glazed sash bay window to the front with fitted shutters. Central heating radiator. Power points and TV point.

#### **Living / Dining Room 16' 8" into recess x 10' 5" (5.09m x 3.17m into recess)**

A great, versatile space - ideal as a second sitting room, playroom or dining room that opens into the kitchen. Stripped original timber floor and wooden fire surround with cast iron grate. uPVC double glazed doors to the rear into the garden. Fitted low level cupboards and shelving to both sides of the chimney breast. Power points. Under stair cupboard.

#### **Kitchen / Diner 10' 0" x 19' 9" plus recess (3.05m x 6.01m plus recess)**

This is a reconfigured kitchen with dining space, perfect for entertaining and for family dining, with uPVC double glazed bifold doors to the rear into the garden. The new kitchen comprises fitted wall units and base cupboards with wood effect work surfaces. Integrated appliances including an electric oven, four zone electric hob with extractor hood over. Recess for fridge freezer. One and a half bowl stainless steel sink with drainer. Vinyl flooring. Walk-in larder cupboard. Space for a dining table and chairs. Door to the WC / utility room. uPVC double glazed window to the side. Power points. Recessed lighting.

#### **WC / Utility 2' 11" x 6' 2" (0.88m x 1.89m)**

WC and sink with storage below. uPVC double glazed sash window to the rear. Plumbing for washing machine and dryer. Recessed light.

### First Floor

#### **Landing**

Fitted carpet to the landing and a carpet runner to the stairs. Power points. Large hatch with ladder to the loft space. Doors to all rooms. Space for a desk or cupboard.

#### **Bedroom 1 10' 6" x 11' 9" (3.21m x 3.59m)**

A large double bedroom to the rear of the house with a uPVC double glazed window that overlooks the garden. Fitted carpet. Built-in wardrobe and a cupboard that houses the gas combination boiler. Period cast iron fireplace. A very attractive, exposed original stone wall to one side. Power points. Central heating radiator. Fitted Roman blind to the window.

#### **Bedroom 2 9' 7" into recess x 10' 0" (2.92m into recess x 3.06m)**

A double bedroom with uPVC double glazed window to the front. Wood effect laminate flooring. Central heating radiator. Picture rails. Venetian blind to the window.

#### **Bedroom 3 6' 9" x 10' 0" (2.06m x 3.06m)**

Single bedroom to the front of the house, with a wood effect laminate floor that matches the second bedroom. uPVC double glazed window to the front with fitted Venetian blind. Central heating radiator. Power points.

**Bathroom** *11' 1" into shower x 10' 4" (3.38m into shower x 3.14m)*

This is a large, central bathroom with tiled floor and wood panelled walls. There is a stylish bathroom suite that comprises a freestanding claw-foot bathtub with mixer tap and hand shower fitting, a shower cubicle with twin head mixer shower, a WC and a sink set into a quartz work surfaces and with storage below. Built-in linen cupboard with fitted shelving. Central heating radiator. Cornice. Extractor fan. Exposed original stone wall to one side.

**Outside**

**Front**

A paved front garden with a pathway to the front door and plenty of space for potted plants.

**Rear Garden**

A re-landscaped rear garden with a new lawn, natural stone paved patio and a composite timber decked area. Raised bed to one side. Timber playhouse. Gated access to the rear lane. New fencing to one side.

**Additional Information**

**Tenure**

The property is freehold (WA45823).

**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**

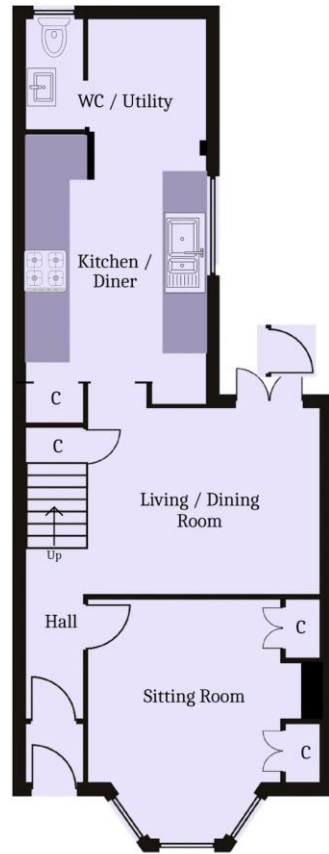
1044 sq ft / 97.0 sq m.

**Utilities**

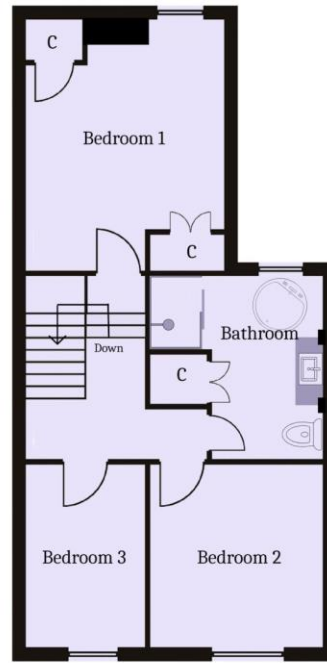
The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

**Energy Performance Certificate**

## Floor Plan



Ground Floor



First Floor

For illustrative purposes  
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