

76 Plymouth Road

Penarth, The Vale Of Glamorgan, CF64 3DJ



An architect re-designed modern semi-detached house located on one of Penarth's most sought after, tree-lined roads, surrounded by classically Victorian and Edwardian homes just a short walk from the town centre, Esplanade and within easy reach of some excellent local schools. The ground floor comprises an entrance hall, a very spacious living room, kitchen / diner and a rear lobby with utility room and shower room. On the first floor are three bedrooms and a bathroom, with an informal loft room above. The property is set back from the road, with excellent off-road parking and an attractively landscaped sitting area, while the rear garden is mature and private with lawn and patio areas. Viewing is strongly advised in order to appreciate all that this property has to offer. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£775,000

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Accommodation

Ground Floor

Hall

The property benefits from a spacious hallway accessed through a solid wood door with double glazed panel to the side. Large built-in cupboards. Tiled flooring. Recessed lights. Stairs to the first floor. Under stair storage. Open to the kitchen and with a bespoke door to the living room.

Living Room 13' 0" max into recess x 28' 1" (3.95m max into recess x 8.55m)

An open plan living and dining room joining the kitchen and with attractive original wood block flooring throughout. Wooden double glazed window to the front and window with sliding door into the rear garden. Two vertical central heating radiators. Power and TV points. Feature shelving to one wall.

Kitchen / Diner 19' 11" x 11' 9" (6.08m x 3.57m)

A large family kitchen / diner, perfect for entertaining and with dual aspect having a full height wooden double glazed window to the front and sliding doors to the rear into the garden. Central roof lantern. The fitted kitchen comprises of base units to one wall and a central island, all with white gloss doors and matching work surfaces. Integrated appliances including an electric oven, four zone induction hob, extractor hood, microwave and dishwasher. One and a half bowl stainless steel sink with drainer. The area has tiled flooring throughout, plenty of space for a dining table and chairs and a wood burning stove. It is open at the rear to a light and airy lobby area which has built-in storage to match the kitchen, a vertical central heating radiator, another roof lantern, access into the garden and doors to the utility room and WC.

Utility 6' 4" x 6' 3" (1.93m x 1.9m)

Tiled flooring to match the kitchen. Fitted wood work surface with single bowl stainless steel sink. Plumbing for a washing machine and dryer. Wooden double glazed window to the rear. Power points. Recessed lighting.

Shower Room / WC 6' 4" to doorway x 9' 10" (1.94m to doorway x 3m)

Tiled flooring and part tiled walls. This room has a walk-in twin head mixer shower with glass screen, a WC and a sink. Heated towel rail. Recessed lights. Light tube. Extractor fan. Fitted mirror.

First Floor

Landing

An attractive landing with feature floor to ceiling glazed panels to the stairs. Wooden double glazed window to the side. Bespoke doors to all bedrooms. Fitted carpet to the stairs and landing. Recessed lights.

Bedroom 1 13' 0" into recess x 15' 10" (3.97m into recess x 4.82m)

Double bedroom to the front of the property, with extensive fitted storage in the form of wardrobes and drawers with a dressing table. Wooden double glazed windows to the front. Fitted carpet. Recessed lighting. Power points and TV point. Central heating radiator. Venetian blind to the windows.

Bedroom 2 13' 0" into doorway x 11' 10" (3.96m into doorway x 3.61m)

The second double bedroom, this time with a wooden double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Recessed lighting. Fitted Venetian blind to the window.

Bedroom 3 6' 9" x 9' 4" (2.05m x 2.85m)

Single bedroom, currently used as an office and with the staircase up to the loft room - once again with floor to ceiling glazed panels. Fitted carpet. Wooden double glazed window to the front with Venetian blind. Power points. Central heating radiator. Recessed lights.

Loft Room 20' 3" x 12' 6" (6.18m x 3.81m)

A large and very useful additional room, with laminate flooring, wooden double glazed window to the side (with Venetian blind) and a Velux window to the rear (with fitted blind). Built-in wardrobes and eaves storage to the front and rear. Central heating radiator. Recessed lights. Power points.

Bathroom 8' 9" x 8' 7" (2.67m x 2.61m)

A stylish, spacious bathroom with a tiled floor and part tiled walls. Suite comprising of a tiled panelled bath, WC and sink with wooden washstand. Built-in cupboards to one wall, all with fitted shelving. Heated towel rail. Recessed lights. Shaver point. Wooden double glazed window to the rear with Venetian blind. Large fitted mirror.

Outside

Front

An attractively laid out front garden and parking area, laid to stone chippings and with mature planting that provides a sitting area and excellent privacy from the road.

Rear Garden

An enclosed rear garden with an easterly aspect, laid to lawn predominantly but with a well-proportioned paved patio from the back of the house, accessed from the living room, kitchen and rear lobby. The garden has mature trees, hedging and bamboo to all three sides that give it excellent privacy. There is a timber store and outside tap.

Additional Information

Tenure

The property is freehold (CYM184079).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3266.15 for 2026/27.

Approximate Gross Internal Area

1798 sq ft / 167.0 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		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















