

4 Beaumont Court

Penarth, Vale of Glamorgan, CF64 2AQ



A three bedroom, modern terraced property in need of upgrading throughout but with new uPVC double glazing. This property offers excellent potential in a location that offers very convenient access to the Cornerswell Road shops as well to Victoria playing fields, as well being a short distance from schools, train station and the town centre. The ground floor comprises an entrance hall, living room, kitchen, bedroom and bathroom while there are two further bedrooms above. The property benefits from off road parking and an enclosed rear garden as well as being very quiet and private. Sold with no onward chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£295,000

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Accommodation

Ground Floor

Hall

Wood glazed panel front door and a uPVC double glazed window to the rear into the garden. Two built-in cupboards. Hatch to some loft space. Power point.

Living Room 11' 5" x 15' 0" (3.47m x 4.57m)

A spacious living room to the back of the house with access into the rear garden through uPVC double glazed doors. Fitted carpet. Central heating radiator. Power points.

Kitchen 8' 0" x 8' 9" (2.45m x 2.66m)

Vinyl floor tiles. Fitted kitchen comprising wall units and base units with laminate work surfaces. Freestanding cooker with electric oven, grill and four zone electric hob. Recess and plumbing for a washing machine and counter level fridge. Single bowl stainless steel sink with drainer. Wall mounted gas combination boiler. Central heating radiator. Power points. Wooden double glazed windows to the front.

Bedroom 1 12' 8" x 11' 5" (3.87m x 3.47m)

A double bedroom on the ground floor, with built-in wardrobe and wooden double glazed windows to the front. Fitted carpet. Power points. Central heating radiator.

Bathroom 8' 1" to doorway x 6' 1" (2.46m to doorway x 1.86m)

Vinyl flooring. Suite comprising a panelled bath, WC and pedestal sink. Wooden double glazed window to the rear. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space. Doors to both first floor bedrooms.

Bedroom 2 7' 10" x 15' 0" (2.38m x 4.57m)

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Eaves storage. Central heating radiator. Power points.

Bedroom 3 7' 11" x 12' 9" (2.41m x 3.89m)

A double bedroom with uPVC double glazed window to the front. Fitted carpet.

Outside

Front

Front garden laid to lawn and with a mature hedge. There is one allocated parking space.

Rear Garden

An enclosed rear garden with a south easterly aspect. Laid to timber decking and artificial. Gated access to the rear lane. Timber shed.

Additional Information

Tenure

The property is freehold (WA330127).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2763.66 for 2026/27.

Utilities

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

Approximate Gross Internal Area

784 sq ft / 72.8 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











