

2 Bassett Road

Penarth, Vale of Glamorgan, CF64 5HS



A modern detached house, located in a popular part of Sully within easy reach of many local amenities including Sully Primary School, and offering versatile family accommodation with lots of scope to upgrade and reconfigure to suit a number of requirements. The ground floor currently comprises of the entrance hall, WC, two reception rooms, kitchen / diner and the garden room / studio. There are then four bedrooms and two bathrooms above. The property has a full width driveway to the front and a private rear garden with a south westerly aspect. Viewing advised. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£485,000

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Accommodation

Ground Floor

Hall

Composite front door with double glazed panels. Tiled floor. Stair to the first floor. Doors to the two reception rooms, kitchen and WC.

Sitting Room 12' 1" x 13' 9" plus bay (3.68m x 4.2m plus bay)

A spacious sitting room with uPVC double glazed box bay window. Fitted carpet. Central heating radiator. Power points and TV point. Fitted roller blind to the window. Coved ceiling.

Living Room 9' 7" max x 17' 6" (2.91m max x 5.34m)

A large second reception room, which has a uPVC double glazed window to the front and is open at the rear into the kitchen / diner. Tiled flooring continued from the kitchen. Power points and TV point. Modern inset gas fire. Coved ceiling. Central heating radiator.

Kitchen / Diner 29' 0" x 10' 10" max (8.84m x 3.3m max)

This is an excellent family space that spans the full width of the house and has access into both the rear garden and the garden room as well as being open plan from the living room. Tiled flooring throughout. Fitted kitchen comprising of wall units and base units with white gloss doors and granite effect laminate work surfaces. Integrated appliances including two electric ovens, four zone electric hob, extractor hood and dishwasher. Space for an American style fridge freezer. One and half sink with drainer. uPVC double glazed window and door to the garden and bi-fold doors to the rear into the garden. Ample space for a dining table and chairs. Power points. Coved ceiling.

Garden Room 9' 2" x 11' 11" (2.79m x 3.62m)

This is a very pleasant additional ground floor space, with uPVC double glazed doors to the rear and sides into the garden. Currently a studio but with a number of possible other uses. Tiled floor. Power points.

WC 4' 4" max x 6' 8" max (1.32m max x 2.03m max)

WC and sink. Tiled floor. uPVC double glazed window to the front. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Doors to all four bedrooms and the main bathroom. Hatch to the loft space.

Bedroom 1

A spacious main bedroom with en-suite shower room. Fitted carpet. uPVC double glazed window to the rear. Central heating radiator. Hatch to the loft space. Door to the en-suite. Power points.

En-Suite 8' 2" x 5' 11" (2.49m x 1.8m)

uPVC double glazed window to the front. Suite comprising a shower cubicle with mixer shower, a WC and a vanity unit with sink and storage below. Wood effect laminate flooring. Central heating radiator.

Bedroom 2 11' 9" max x 11' 5" max (3.59m max x 3.49m max)

The second double bedroom, once again with uPVC double glazed window to the rear. Wood effect laminate flooring. Coved ceiling. Power points. Central heating radiator.

Bedroom 3 9' 4" x 11' 1" (2.84m x 3.38m)

A third double bedroom, this time with uPVC double glazed window to the front. Wood effect laminate flooring. Coved ceiling. Power points. Central heating radiator.

Bedroom 4 8' 8" x 8' 0" (2.65m x 2.45m)

Single bedroom, currently used as a dressing room. uPVC double glazed window to the front. Wood effect laminate flooring. Coved ceiling. Central heating radiator. Power points. Fitted roller blind to the window.

Bathroom 8' 3" x 5' 5" (2.52m x 1.65m)

Suite comprising a panelled bath with twin head mixer shower and glass screen, a WC and a sink with storage below. Tiled floor and fully tiled walls. uPVC double glazed window to the rear. Central heating radiator.

Outside

Front

Off road parking to the front laid to block paving and stone chippings. Gated side access to the rear garden.

Rear Garden

This is a very nicely proportioned rear garden with a south westerly aspect. There is an extensive paved patio and area of artificial lawn. Raised timber decking and an area of stone chippings. Gated access to the rear.

Additional Information

Tenure

The property is freehold (WA245733).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3670.18 for 2026/27.

Approximate Gross Internal Area

1410 sq ft / 131.0 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		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

























