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*F. Davids Crescent*

PENARTH





Comments by Mr Paul Davies



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Comments by the Homeowner





# St. Davids Crescent

*Penarth, CF64 3LZ*

Offers Invited

**£284,000**



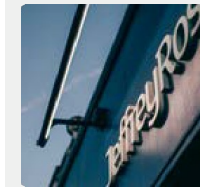
3 Bedroom(s)



1 Bathroom(s)



925.70 sq ft



Contact our  
***Penarth Branch***

02920415161

For sale with no on-going chain and immediate occupation is this mid terrace located in a much sought after area. Situated near a local shop, park plus large green area, bus stops and a short drive away to the town center.

Benefitting from a large lawned rear garden with outbuildings and to include a large full width detached workshop.

Briefly the accommodation comprises a welcoming entrance hall, spacious lounge, fitted kitchen, dining room, first floor landing, 3 bedrooms - each with built in wardrobes plus a modern & adapted wet room.

Complimented with upvc double glazing and gas central heating.

Penarth is renowned for its picturesque coastal views and vibrant community, making it a sought-after location. Residents can enjoy easy access to local amenities, including shops, schools, and parks, all within a short distance. The seafront offers stunning scenery and opportunities for leisurely walks along the promenade.

Viewing highly recommended.

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**Entrance Hall**

Enter via a upvc door into a spacious and welcoming entrance hall, stairs rise to the first floor, window to front. telephone point.

**Lounge 14'5" x 11'10" (4.39m x 3.61m)**

Generous main living room, window to front, TV point, telephone point, living flames gas fire with wood surround.

**Kitchen 10'9" x 10' max (3.28m x 3.05m max)**

Fitted with a good range of limed oak wall and base units - round edge laminate worktop and inset stainless steel sink & drainer with mixer tap and bevel tiled splash backs, gas cooker point with cooker hood over, space for fridge & freezer and plumbed for washing machine, window to rear.

**Dining Room 10' max x 9'4" (3.05m max x 2.84m)**

Window to rear overlooking the garden, built in shelved double cupboard.

**First Floor Landing**

Access to all rooms plus access to the loft, deep linen cupboard - shelving & small radiator.

**Bedroom 1 11'9" x 8'8" to robes (3.58m x 2.64m to robes)**

Master double bedroom, window to front, with a range of wardrobes to one wall - 4 doubles and 1 single plus over head cupboards, telephone point.

**Bedroom 2 12'6" max x 8'1" (3.81m max x 2.46m)**

Double bedroom, window to rear, fitted triple wardrobes and built in cupboard, wall mounted gas combination boiler.

**Bedroom 3 9'10" max x 8'10" max (3.00m max x 2.69m max)**

3 windows to front, over stairs cupboard plus built in double wardrobe with over head cupboard.

**Wet Room**

with modern white suite comprising a vanity wash hand basin and close coupled wc with shower area and tiled surround and upvc cladding, heated chrome towel rail, extractor fan, 2 windows to rear.

**Garden**

Paved frontage - low boundary wall, established shrub display including a fragrant climbing rose around the front door. Large enclosed rear garden - mainly laid to lawn, fenced and established shrub borders & display with under cover patio area, outbuildings include close coupled WC, coal house plus a secure store shed plus a green house, outside tap, side upvc door to the side alley leading to the front of the property.

**Detached Workshop 18'4" max x 17'2" max (5.59m max x 5.23m max)**

Large full width detached outbuilding, 2 windows looking into the garden plus 2 doors allowing access and windows to either side.

**Information**

We believe the property is Freehold.  
Council Banding - Band D £2,261.18 (2026-2027)









| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>82</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | <b>60</b> |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

