

64 Wordsworth Avenue

Penarth, The Vale Of Glamorgan, CF64 2RN



The opportunity to purchase a heavily improved three bedroom semi-detached house, thoughtfully retrofitted with a heat pump and solar panels for low-carbon, cost-efficient living. Beautifully reconfigured, the home offers a superb kitchen/diner, a highly versatile informal loft room, driveway parking, and a sunny, south-facing rear garden. Located in a popular part of Penarth within easy reach of schools, the property retains a lot of the original character and comprises the central hall, sitting room, kitchen / diner, side lobby and WC, three bedrooms and the bathroom. The informal loft room provides extremely useful additional, versatile space. The driveway has enough space for two cars and the rear garden is private and mature, with patio and lawned areas. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£545,000

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Accommodation

Ground Floor

Porch 3' 11" x 3' 8" (1.2m x 1.12m)

uPVC double glazed front door. Original black and white tiled floor. Timber glazed panel door into the hall.

Hall 7' 6" x 6' 11" (2.28m x 2.1m)

A central entrance hall with doors into the kitchen / diner, sitting room and WC. Original wood block flooring. Central heating radiator. Power points. Coved ceiling.

Sitting Room 9' 10" x 10' 10" (3m x 3.31m)

This cosy sitting room has a uPVC double glazed window to the front, an original wood block floor, central heating radiator, power points and TV point.

Kitchen / Diner 22' 5" x 13' 8" into recess (6.84m x 4.16m into recess)

A beautiful kitchen / diner to the rear of the property, reconfigured in 2024 with Origin aluminium double glazed window and bi-fold doors out into the garden. Modern engineered wood block flooring throughout to compliment the original blocks in the hall and sitting room. The Welsh made Sigma 3 kitchen comprises of glass fronted wall units, base units and a tall larder cupboard with shaker style doors and quartz work surfaces. Integrated appliances including an electric oven and grill, four zone induction hob with built-in extractor fan, a washing machine and a dishwasher. One and a half bowl stainless steel countersunk sink with drainer. Recess for tall fridge freezer. The sitting and dining area has a very attractive wood burning stove with integrated pizza oven.

Side Lobby 3' 1" x 8' 0" (0.94m x 2.45m)

Accessed from the kitchen and with uPVC double glazed doors to the front and rear along with a window to the side. This space allows for very useful additional storage.

WC 4' 6" x 3' 10" (1.37m x 1.18m)

A stylish WC with storage that goes under the stairs. Engineered wood block flooring. uPVC double glazed window to the front. Central heating radiator. WC and sink. Wall light.

First Floor

Landing

Attractive original timber flooring. uPVC double glazed window to the front. Power points. Doors to all three bedrooms and the bathroom.

Bedroom 1 12' 4" x 13' 0" (3.76m x 3.95m)

A double bedroom with uPVC double glazed window to the rear, overlooking the garden. Restored original timber flooring. Central heating radiator. Power points.

Bedroom 2 9' 2" x 10' 2" (2.8m x 3.11m)

A second double bedroom to the rear of the house, again with attractive original timber flooring and a uPVC double glazed window overlooking the garden. Built-in wardrobes. Central heating radiator. Power points.

Bedroom 3 9' 2" x 10' 2" (2.8m x 3.11m)

Another well-sized bedroom, this time with a uPVC double glazed window to the front. Original timber floor. Under stair cupboard. Central heating radiator. Power points.

Bathroom 6' 7" x 8' 6" (2.01m x 2.59m)

This is a spacious bathroom with a suite comprising of a corner shower cubicle with electric shower, a tiled panelled bath, WC and pedestal sink. uPVC double glazed window to the side. Tiled floor and part tiled walls. Heated towel rail. Bathroom cabinet with mirrored doors.

Informal Loft Room 16' 2" x 10' 5" (4.94m x 3.17m)

A spacious loft room accessed via a proper staircase from the landing, with an attractive carpet runner and hatch doors. The loft room has a fitted carpet, eaves storage and two Velux windows to the rear with views across Penarth - both with fitted blinds. Eaves storage to the front, side and rear, which houses the solar battery and inverter. Power points.

Outside

Front

Off road parking to the front laid to block paving, with space for two cars side-by-side. Bike store.

Rear Garden

A mature rear garden with a southerly aspect, predominantly laid to lawn and with a paved patio accessed from the kitchen / diner. The property is full of attractive plants and trees - including a very productive apple tree and a Star Magnolia. There are a number of planting beds, a well established herb garden and perennial vegetables such as asparagus and rhubarb. Timber shed. Outside tap. Side access to the front.

Additional Information

Tenure

The property is freehold (WA835022).

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

1318 sq ft / 122.4 sq m.

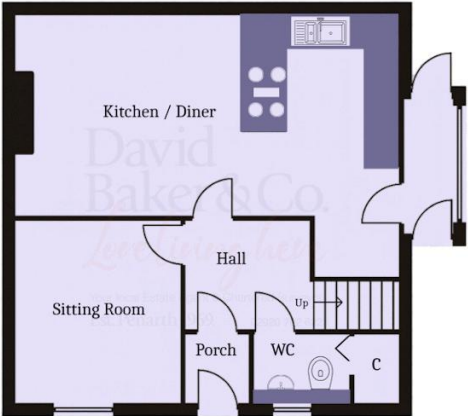
Utilities

The property is connected to mains gas (although this has been capped off and the house is currently gas free), electricity, water (with new water main in 2026) and sewerage services. Heating and hot water is supplied by the Cosy 9 heat pump which was installed in 2025. The property also benefits from a 4kW Solar Array PV system with 5kWh home battery and a 7kW EV charging point to the side of the property. It is worth noting that the combined bill for heating & electricity at the property for the last 12 months was £460.

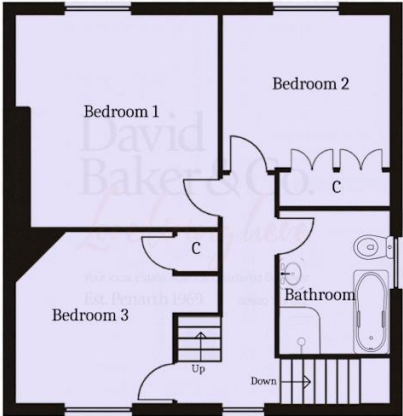
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

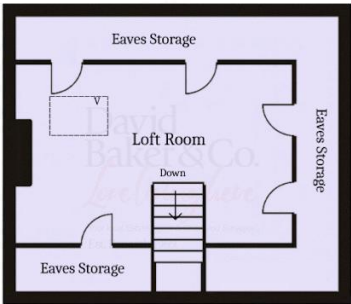
Floor Plan



Ground Floor



First Floor



Second Floor

David Baker & Co. For illustrative purposes
Est. Penarth 1969 © 2026 Viewplan.co.uk

















