

# 99 Redlands Road

Penarth, Vale of Glamorgan, CF64 2WF



An exceptional, loft converted four bedroom semi-detached house well placed for local schools and in excellent condition throughout - perfect for growing families. The living accommodation comprises the entrance hall, two reception rooms and kitchen on the ground floor as well as three bedrooms and the family bathroom on the first floor plus the fourth bedroom and a shower room above. The property has very good off road parking to the front and a larger than average rear garden - perfectly landscaped for children and for entertaining. Viewing is strongly advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£585,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Hall**

Composite front door with double glazed panels and a window to the side. Original wood block flooring, picture rails, staircase to the first floor and doors to both reception rooms and the kitchen. Under stair cupboard.

#### **Sitting Room** *10' 2" into recess x 15' 5" into bay (3.1m into recess x 4.7m into bay)*

A front facing sitting room with uPVC double glazed bay window. Fitted carpet. Original picture rails and skirting boards. An attractive fireplace with exposed brick, an oak lintel slate hearth and a wood burning stove. Central heating radiator. Power points and TV point. Venetian blinds to the window.

#### **Dining Room** *11' 6" x 12' 0" (3.51m x 3.65m)*

A second reception room, this time with uPVC double glazed doors to the rear that open into the garden. Wood floors. Original picture rails. Central heating radiator. Power points.

#### **Kitchen** *8' 7" max x 15' 4" (2.61m max x 4.67m)*

Herringbone effect vinyl flooring. A fitted kitchen comprising wall units and base units with shaker style doors and wood effect laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, counter level fridge, washing machine and dishwasher. Single bowl ceramic sink. uPVC double glazed windows to the side and rear and a door to the side into the garden. Recessed lighting and power points.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Original doors to three bedrooms and the family bathroom. uPVC double glazed window to the side. Stairs to the second floor.

#### **Bedroom 1** *11' 6" into recess x 15' 4" into bay (3.5m into recess x 4.67m into bay)*

Double bedroom with uPVC double glazed bay window to the front and fitted wardrobes to one wall. Fitted carpet. Original picture rails and skirting boards. Power points.

#### **Bedroom 2** *11' 7" into recess x 11' 11" (3.52m into recess x 3.64m)*

A double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Original picture rails and skirting boards. Fitted carpet. One fitted wardrobe. Central heating radiator. Power points

#### **Bedroom 3** *8' 4" x 7' 5" (2.53m x 2.27m)*

A single bedroom, ideal as a nursery or a home office. Wood effect laminate flooring. Central heating radiator. uPVC double glazed window to the front. Original picture rails and skirting boards. Venetian blinds to the window. Power points.

#### **Bathroom** *7' 11" x 8' 10" (2.42m x 2.69m)*

Vinyl flooring and part tiled walls. Suite comprising a panelled bath with electric shower and glass screen, a WC and a pedestal sink. Central heating radiator. uPVC double glazed window to the rear.

### Second Floor

#### **Landing**

A small landing with fitted carpet and a uPVC double glazed window to the side. Doors to the bedroom and shower room.

#### **Bedroom 4** *12' 8" x 15' 7" (3.86m x 4.76m)*

A double bedroom with Velux windows to the front and rear. Fitted carpet. Recessed lighting. Power points. Built-in cupboard over the stairs.

**Shower Room 7' 1" x 6' 11" (2.15m x 2.12m)**

Suite comprising a shower cubicle with twin head mixer shower, a WC and sink. Velux window to the rear. Tiled floor. Extractor fan. Recessed lights.

**Outside**

**Front**

Off road parking for two cars side by side, laid to block paving. Gated side access to the rear garden.

**Rear Garden**

A very pleasant and attractive rear garden of great proportions and with a sizeable patio, lawn and timber deck. The timber decked area has its own bar, sail awning and plenty of space for outdoor furniture. There is also a central timber framed gazebo on the lawn, mature colourful planting to both sides and a plastic storage shed. The property has gated access to the side onto the driveway. Outside power sockets.

**Additional Information**

**Tenure**

The property is freehold (WA178430).

**Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £3,266.15 for 2026/27.

**Approximate Gross Internal Area**

1404 sq ft / 130.4 sq m.

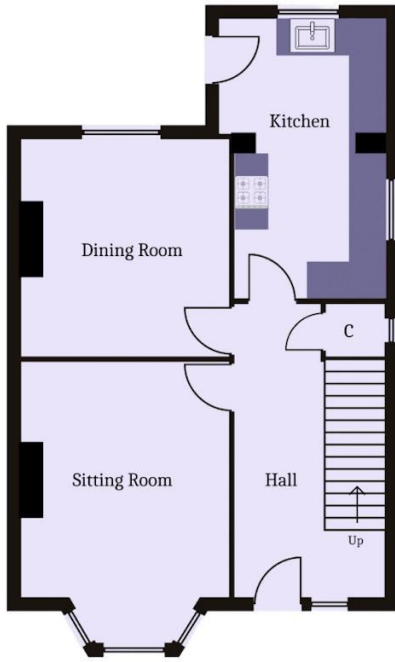
**Utilities**

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

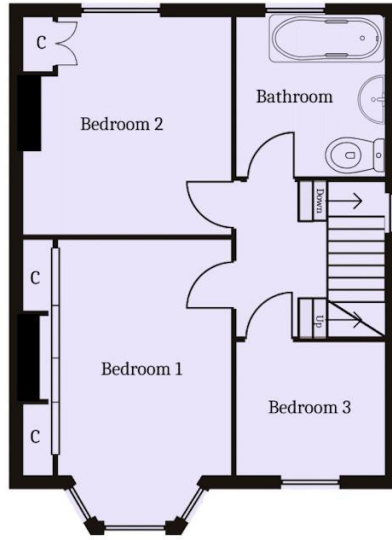
**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

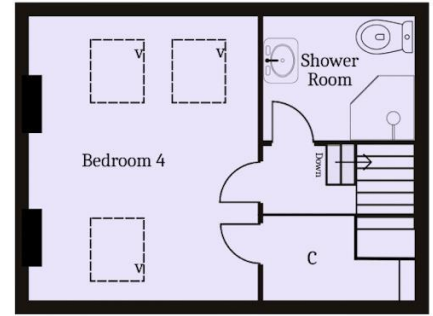
## Floor Plan



Ground Floor



First Floor



Second Floor

For illustrative purposes  
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