

112 Redlands Road

Penarth, Vale of Glamorgan, CF64 2WN



An extended and much improved three bedroom period property, full of original features and with an excellent rear garden. Located very nicely for access to a number of local schools as well as the town centre and out of Penarth to Cardiff and the M4, this property is ideal for couples and families of all ages. The ground floor comprises the entrance hall, two reception rooms and a kitchen / dining / living space at the back of the house onto the garden. There are then three bedrooms and the bathroom on the first floor. The property has a full width, deep driveway to the front that can comfortably accommodate two cars while the rear garden has a southerly aspect. Viewing is strongly advised. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£465,000

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Accommodation

Ground Floor

Hall

An attractive and welcoming hallway with direct views through the kitchen to the rear garden and with original features including wood block flooring, skirting boards, dado rails and picture rails. Painted wooden staircase to the first floor with runner. Original doors to both reception rooms and the kitchen. Central heating radiator with cover. Wooden front door with original stained glass leaded windows to both sides and above.

Sitting Room 13' 7" x 12' 3" (4.13m x 3.73m)

A front sitting room with uPVC double glazed bay window. Fitted carpet over the original wood block flooring. Original skirting boards, picture rails and open fireplace with grate, tiled hearth and wooden surround. Central heating radiator. Power points and TV point.

Living Room 12' 6" x 11' 6" (3.82m x 3.51m)

A well-sized second reception room with original wood block flooring and timber glazed double doors to the rear into the living / dining space and kitchen. Original skirting boards and picture rails. Modern fireplace with power and TV points above. Additional power points. Central heating radiator.

Kitchen 6' 11" x 9' 11" (2.11m x 3.02m)

A kitchen that opens into the extended living / dining space to the rear of the house. Laminate flooring. The fitted kitchen comprises of wall units and base units with gloss doors and wooden work surfaces and tiled splashbacks. Freestanding cooker with gas oven, grill and four burner gas hob. One and a half bowl stainless steel sink with drainer. Extractor hood. Walk-in pantry under the stairs. Central heating radiator. Power points.

Dining / Living Space 19' 1" x 11' 3" (5.82m x 3.44m)

An extended living / dining space across the full width of the rear of the property, open from the kitchen and with access from the living room. uPVC double glazed windows and doors out into the garden and three Velux windows above. Central heating radiator. Fitted kitchen base cupboard with wooden work surface. Space for a tall fridge freezer. Power points. Recessed lighting.

First Floor

Landing

Fitted carpet to the stairs and landing. Original picture rails, dado rails and skirting boards. Hatch to the loft space. Original doors to all three bedrooms and the bathroom.

Bedroom 1 13' 2" into recess x 12' 6" into bay (4.02m into recess x 3.8m into bay)

Double bedroom with uPVC double glazed bay window to the front. Fitted carpet. Original picture rails and skirting boards. Central heating radiator. Power points. TV point.

Bedroom 2 11' 8" into recess x 11' 7" (3.56m into recess x 3.52m)

The second double bedroom, this time with a uPVC double glazed window to the rear that overlooks the garden. Fitted carpet. Two fitted wardrobes. Original picture rails and skirting boards. Central heating radiator. Power points.

Bedroom 3 6' 6" x 9' 0" (1.97m x 2.75m)

A single bedroom to the front of the house. uPVC double glazed window. Fitted carpet. Original picture rails and skirting boards. Recess for a wardrobe. Central heating radiator. Power points.

Bathroom 7' 9" x 6' 3" (2.36m x 1.91m)

A well-presented and spacious bathroom with a side-to-wall freestanding bath with hand shower fitting, a shower cubicle and twin head mixer shower, a sink and a WC. Tiled floor and part tiled walls. uPVC double glazed window to the rear. Heated towel rail. Recessed lights. Bathroom cabinet with mirrored door.

Outside

Front

The property benefits from a very spacious front driveway, laid to block paving and with space for two cars comfortably.

Rear Garden

A large rear garden with a southerly aspect, mainly laid to lawn but with areas of paved patio and stone chippings at either end. Timber shed. Original brick walls to both sides.

Additional Information

Tenure

The property is freehold (WA178418).

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

1100 sq ft / 102.2 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











