

22 Carys Close

Penarth, Vale of Glamorgan, CF64 3RD



A very well looked after detached bungalow, on a large plot, with good off road parking to the front a private rear garden. In good order throughout and with lots of further potential, the property is located at the end of this very quiet and desirable cul-de-sac and is ideal for those looking to downsize. The accommodation comprises the porch, entrance hall, open plan living and dining room, the kitchen, conservatory, two bedrooms, bathroom and utility space. The property further benefits from a utility room and double garage, plus potting shed. The rear garden is flat, private and laid to lawn and stone chippings, with a useful secure side area. Sold with no onward chain. Viewing is advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£499,950

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Accommodation

Porch 3' 3" x 11' 9" (1m x 3.58m)

uPVC double glazed entrance door with double glazed windows to two sides. uPVC double glazed inner door leading into the entrance hall.

Hall

Wood effect laminate flooring. Central heating radiator. Coved ceiling. Power points. Loft hatch and doors leading to both bedrooms, the bathroom, living room and kitchen.

Living Room 11' 9" x 19' 7" (3.58m x 5.98m)

A spacious living room with a uPVC double glazed window overlooking the rear garden and open plan access to the dining room. Solid oak flooring. Attractive stone fireplace with fitted gas fire. Two porthole-style uPVC double glazed windows to the side. Vertical blinds to the rear window. Three central heating radiators. Coved ceiling. Power points and television point.

Dining Room 13' 3" x 9' 5" (4.04m x 2.86m)

Open plan to the living room and with solid oak flooring continued throughout. uPVC double glazed window overlooking the rear garden with fitted vertical blinds. Central heating radiator. Coved ceiling. Power points. Internal window through to the kitchen.

Kitchen 13' 3" max x 16' 10" max (4.05m max x 5.12m max)

Fitted kitchen with a range of wall and base units with laminate work surfaces. Integrated appliances including an electric oven, five-burner gas hob and extractor hood. Space for a freestanding dishwasher and fridge freezer. Wall-mounted gas combination boiler. Wood effect laminate flooring continued from the hallway. Coved ceiling. Power and television points. uPVC double glazed window and door leading into the conservatory.

Conservatory 9' 9" x 17' 9" (2.97m x 5.41m)

A versatile conservatory which also provides alternative main access to the property. uPVC double glazed windows to the front and rear. Wood effect laminate flooring. Part timber-clad walls. Perspex roof. Central heating radiator. Fitted wall lights. Power points. uPVC double glazed door leading to the utility room.

Utility Room 5' 11" x 5' 10" (1.8m x 1.77m)

Vinyl flooring. Fitted work surfaces with single bowl stainless steel sink and drainer. Plumbing for a washing machine and tumble dryer. Fitted shelving. Power points. uPVC double glazed rear window. Internal door to the garage.

Bedroom 1 11' 9" x 15' 3" (3.58m x 4.64m)

A double bedroom with uPVC double glazed window to the front. Extensive fitted bedroom furniture including wardrobes, dressing table, drawer units and cupboards. Wood effect laminate flooring. Central heating radiator. Coved ceiling. Three wall lights. Power points and a television point.

Bedroom 2 9' 5" x 11' 9" (2.86m x 3.58m)

A comfortable second bedroom with uPVC double glazed front window and a range of fitted furniture including wardrobes, overhead storage with bed recess, dressing table, drawer units and fitted bookshelves. Central heating radiator. Coved ceiling. Power points.

Bathroom 11' 8" x 4' 4" (3.56m x 1.33m)

Fully tiled walls and tiled flooring. Suite comprising a walk-in shower with electric shower, WC and wash hand basin set within a vanity unit with storage below. Matching wall cupboards with mirror and integrated lighting. Extractor fan. Coved ceiling. uPVC double glazed side window.

Outside

Front

A low maintenance front garden laid with paving and decorative stone chippings. Block paved driveway providing off-road parking for two to three vehicles and leading to the double garage. Outside lighting.

Rear Garden

A well-sized, low maintenance and private rear garden enjoying a sunny westerly aspect, comprising a paved patio, artificial lawn and decorative stone chippings. Enclosed by fencing to three sides with outside lighting, outside tap and a useful side storage area to the side and front incorporating a potting shed and enclosed storage space.

Potting Shed 7' 6" x 6' 6" (2.29m x 1.97m)

Useful garden outbuilding with Perspex roof, uPVC double glazed windows and doors to two sides, outside power point and outside tap.

Garage 15' 9" x 18' 6" (4.8m x 5.65m)

A very useful double garage with direct access into the utility room. Electric roller shutter door. Fitted shelving. Perspex roof. uPVC double glazed side window. Power points.

Additional Information

Tenure

The property is freehold (WA186250).

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

1515 sq ft / 140.7 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		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan









