

7 Cherwell Road

Penarth, The Vale Of Glamorgan, CF64 3PE



A very well presented, spacious and versatile detached dormer style bungalow in an extremely good location and with an impressive rear garden. The property currently comprises the entrance hall, two reception room, bedroom, bathroom, WC, a kitchen / diner, utility room and a home office / gym on the ground floor along with two bedrooms and another WC on the first floor. There is an attractive front garden, driveway parking, and the rear garden is full of mature plants and trees, lawns and paved patios. Available for sale with no onward chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£795,000

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Accommodation

Ground Floor

Entrance Hall

Wooden glazed panel front door and window. Original wood block flooring that runs throughout the ground floor. Central heating radiator. Low level meter cupboard with coat hanging space above. Coved ceiling. Built-in cupboard with fitted shelving. Doors to the living room, bedroom, sitting room, bathroom and kitchen.

Living Room *12' 5" into recess x 17' 11" into bay (3.79m into recess x 5.45m into bay)*

A front facing reception room (potentially a fourth bedroom) with uPVC double glazed window to the front and another uPVC double glazed window to the side. Attractive original wood block flooring. Stone chimney breast with stove style electric fire. Central heating radiator. Power points and TV point. Coved ceiling.

Sitting Room *12' 11" x 11' 11" (3.93m x 3.64m)*

A second reception room, this time a very pleasant room with uPVC double glazed sliding doors to the rear that overlook and provide access into the garden. Original wood block floor. Central heating radiator. Power points and TV point. Stairs to the first floor. Coved ceiling.

Bedroom 1 *12' 11" x 12' 5" (3.93m x 3.79m)*

A double bedroom with uPVC double glazed window to the front and original wood block flooring. Coved ceiling. Fitted roller blind to the window. Central heating radiator. Power points.

Bathroom *5' 4" x 6' 4" (1.62m x 1.93m)*

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen along with a sink with storage below. uPVC double glazed window to the rear, with roller blind. Central heating radiator.

WC *2' 8" x 6' 4" (0.81m x 1.93m)*

A separate WC. Tiled floor and part tiled walls. uPVC double glazed window to the rear. Roller blind to the window.

Kitchen *11' 9" max x 19' 4" max (3.57m max x 5.89m max)*

A kitchen with dining space at the back of the property and with two uPVC double glazed windows that overlook the garden. Vinyl floor. Fitted kitchen comprising wall units and base units with laminate work surfaces and tiled splashbacks. Integrated AEG appliances including an electric oven and microwave, four burner gas hob with extractor hood over and a dishwasher. Freestanding washing machine. Single bowl composite sink with drainer. Central heating radiator. Power points. Ample space for a dining table and chairs. Large built-in airing cupboard with fitted shelving and radiator. Door to the utility room.

Utility Room *7' 11" x 6' 7" (2.41m x 2.01m)*

Doors from the kitchen and into both the garden and the home office / gym. Fitted wall and base units with laminate work surfaces. Recess for a dryer. Vinyl floor continued from the kitchen. uPVC double glazed window to the garden. Power points.

Office / Gym / Store *7' 6" x 17' 10" (2.28m x 5.43m)*

Fitted carpet. uPVC double glazed window to the front. Built-in cupboard with fitted shelving, wall mounted gas combi boiler, power points and uPVC double glazed window. Three fitted wall lights. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard with additional loft storage. Doors to both bedrooms and the WC.

Bedroom 2 *11' 8" max x 12' 6" max (3.55m max x 3.8m max)*

Double bedroom with uPVC double glazed window to the front. Built-in wardrobe. Laminate flooring. Central heating radiator. Power points. Fitted Roman blind to the window.

Bedroom 3 7' 10" x 9' 8" (2.38m x 2.95m)

A third bedroom, a well-proportioned single room or small double. uPVC double glazed window to the rear that overlooks the school playing fields and garden. Fitted carpet. Central heating radiator. Power points. Eaves storage.

WC 2' 7" x 6' 11" (0.8m x 2.11m)

Tiled flooring and part tiled wall. WC and sink with storage below. uPVC double glazed window to the rear, with roller blind.

Outside

Front

Off road parking to the front laid to block paving, with enough space for two to three vehicles - potentially more if required. There is an area laid to stone chippings with lots of mature flowers, trees and plants.

Rear Garden

A very impressive, mature and private rear garden with an easterly aspect. Predominantly laid to lawn but with areas of natural stone patio and a matching pathway that leads to the bottom of the garden. Mature plants and trees throughout including a very large fir tree. Central flower beds. Pond. Timber shed. Vegetable and fruit beds set within an attractive, quiet sitting area to the rear. Outside tap and light. Side storage area with gated access to the front.

Additional Information

Tenure

The property is freehold (CYM394065).

Council Tax Band

The Council Tax band for the property is F, which relates to a charge of £3266.15 for 2026/27.

Approximate Gross Internal Area

1332 sq ft / 123.7 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		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan









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