

9 Cowslip Drive

Penarth, Vale of Glamorgan, CF64 2RH



A well cared for four bedroom detached property located on the popular Cowslip development on a larger than average plot. Offering good family accommodation with plenty of potential, the property is within east reach of Cogan Nursery and Primary School, Pen-y-Garth and St Cyres as well as the Leisure Centre and train station. The ground floor comprises a porch, hall, kitchen, two reception rooms and WC while the four bedrooms and bathroom are above. There is off road parking to the front as well as a garage and an attractive, enclosed rear garden with southerly aspect. Viewing advised. EPC: D.

David Baker & Co.

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Accommodation

Ground Floor

Porch 5' 3" x 1' 6" (1.61m x 0.46m)

uPVC double glazed sliding front door and a wooden glazed panel inner door to the hall. Tiled floor.

Entrance Hall

Laminate flooring. Central heating radiator. Stairs to the first floor with under stair cupboard and WC. Doors to the sitting room and kitchen. Coved ceiling.

Sitting Room 13' 1" into recess x 14' 8" (3.98m into recess x 4.46m)

A pleasant room to the front of the property with a large uPVC double glazed window. Fitted carpet. Coved ceiling. Central heating radiator. Power points and TV point.

Kitchen 7' 11" x 12' 6" (2.42m x 3.81m)

Vinyl floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Plumbing for washing machine and dishwasher. Cupboard with space for fridge freezer. One and a half bowl stainless steel sink with drainer. Part tiled walls. Door to the dining room, a uPVC double glazed door and window to the rear and a window to the side. Power points.

Dining Room 12' 0" maximum x 12' 4" (3.66m maximum x 3.76m)

The second reception room, accessed from the kitchen and with a large uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Coved ceiling. Central heating radiator. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Large built-in cupboard with gas combination boiler. Power point. Doors to all three bedrooms and bathroom.

Bedroom 1 10' 6" x 14' 5" (3.2m x 4.4m)

Double bedroom to the front of the property. Fitted carpet. uPVC double glazed window. Fitted bedroom storage. Central heating radiator. Power points. Coved ceiling.

Bedroom 2 10' 7" x 13' 1" into fitted wardrobes (3.22m x 3.99m into fitted wardrobes)

Double bedroom with uPVC double glazed window overlooking the garden to the rear. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points.

Bedroom 3 9' 5" maximum x 10' 11" (2.87m maximum x 3.33m)

Bedroom to the rear of the property, again with uPVC double glazed window overlooking the garden. Stripped original wooden floor boards. Central heating radiator. Power points.

Bedroom 4 9' 5" maximum x 10' 11" (2.87m maximum x 3.33m)

Single bedroom with uPVC double glazed window to the front. Fitted carpet. Built-in cupboard overhead stairs. Central heating radiator. Power points.

Bathroom

Vinyl floor tiles. Suite comprising a panelled bath with mixer shower, WC and wash hand basin with storage below. High level uPVC double glazed window. Part tiled walls. Extractor fan.

Outside

Front

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A mature front garden that sets the property back nicely from the road. Steps to the front door with hand rail. Off road parking for two to three cars that leads to the garage.

Rear Garden

An enclosed rear garden with a southerly aspect, mature and full of various plants, trees and shrubs. Patio directly accessed from the rear of the house, which steps up into a lawn. Gated access to the side onto the driveway, and to the front on the other side of the house.

Garage 8' 7" x 16' 10" (2.61m x 5.12m)

Up and over garage door. Electric light. Fitted shelving.

Additional Information

Tenure

The property is held on a freehold basis (WA156440).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,448.16 for the year 2024/25.

Approximate Gross Internal Area

1076 sq ft / 100 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan















