44 Rhodfa'r Morwydd

Penarth, Vale of Glamorgan, CF64 2UD

A much improved four to five bedroom, modern detached house ideal for families and with very useful additional ground floor space for home working, which also gives provides a ground floor bedroom if required. The living accommodation comprises the hall, sitting room, WC, kitchen / diner, utility room, shower room, home office and snug / bedroom on the ground floor. There are then four double bedrooms and two bathrooms above. The current owners have improved and maintained the house to a very good standard, with upgrading works including new flooring and decoration throughout as well as the garage conversion. Viewing advised. EPC: B.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£530,000

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Accommodation

Ground Floor

Entrance Hall
New wood effect Karndean flooring throughout which continues into the sitting room. Doors to the sitting room, kitchen and WC. Stairs to the first floor. Central heating radiator. Power points and phone point.

Living Room *12' 4" x 16' 7" into bay (3.75m x 5.05m into bay)*
A dual aspect sitting room with uPVC double glazed bay window to the front and a window to the side, both with fitted shutters. Wood effect Karndean flooring continued from the hall. Central heating radiator. Power points and TV point.

Kitchen / Diner *19' 5" x 15' 9" into bay (5.92m x 4.8m into bay)*
An excellent family space to the rear overlooking the garden, and with wood effect Karndean flooring throughout. Fitted kitchen comprising wall units and base units with gloss doors and stone effect laminate work surfaces. Integrated appliances including an electric oven, grill, five zone electric hob, extractor hood, fridge freezer and dishwasher. Single bowl stainless steel sink with drainer. Part tiled walls. Power points. Two central heating radiators. Bay window to the rear with uPVC double glazed windows and doors into the garden. Door to the utility room. Plenty of space for dining table and sofa.

Utility Room *10' 0" x 5' 7" (3.06m x 1.7m)*
Wood effect Karndean flooring. Fitted wall units, base units and work surfaces to match the kitchen. Plumbing for washing machine. Cupboard with gas combination boiler. Composite door into the garden and a door into the converted garage that now provides a shower room, study and snug / bedroom.

Shower Room *6' 0" x 4' 3" (1.84m x 1.3m)*
A newly fitted shower room with part tiled walls and Karndean flooring. Suite comprising a shower cubicle with twin head mixer shower, WC and a sink with storage below. Heated towel rail. Recessed lights. Extractor fan.

Study *6' 0" x 6' 8" (1.84m x 2.03m)*
Wood effect Karndean flooring. uPVC double glazed window to the side. Recessed lighting. Power points Wall mounted electric heater.

Sitting Room / Bedroom 5 *9' 9" x 8' 2" (2.96m x 2.48m)*
A very useful additional reception room which would be equally suitable as a ground floor bedroom with adjacent bathroom. uPVC double glazed window to the front with fitted shutters. Power points. Recessed lighting. TV point.

WC
Suite comprising WC and wash hand basin. Central heating radiator. Extractor. Large built in cupboard.

First Floor

Landing
A spacious landing with fitted carpet, doors to all rooms and a uPVC double glazed window to the side, with fitted Roman blind. Hatch to the loft space. Power points. Central heating radiator.

Bedroom 1 *12' 6" x 12' 2" (3.8m x 3.71m)*
Double glazed window dual aspect having uPVC double glazed windows to the front and side, both with fitted shutters. Fitted carpet. Power points. Central heating radiator. Door to the en-suite.

En-Suite *5' 9" x 7' 4" (1.74m x 2.24m)*
Wood effect Karndean flooring and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and sink. uPVC double glazed window to the front, with fitted Venetian blinds. Heated towel rail.

Bedroom 2 *13' 11" into doorway x 13' 5" into recess (4.23m into doorway x 4.08m into recess)*
Double bedroom, once again to the front of the house an with a uPVC double glazed window with fitted shutters. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 *13' 10" to doorway x 9' 7" plus wardrobe (4.22m to doorway x 2.92m plus wardrobe)*
Double bedroom with fitted wardrobes and a uPVC double glazed window to the rear, overlooking the garden. Fitted carpet. Central heating radiator. Power points. Fitted Roman blind to the window.

Bedroom 4 *9' 9" to doorway x 11' 9" (2.96m to doorway x 3.58m)*
The fourth first floor double bedroom. uPVC double glazed window to the rear with fitted Roman blind. Fitted carpet. Central heating radiator. Power points.

Bathroom *10' 0" x 6' 2" (3.05m x 1.88m)*
A family bathroom with suite comprising a panelled bath, shower cubicle with mixer shower, WC and a pedestal sink. Karndean flooring. Heated towel rail. uPVC double glazed window to the rear with fitted Venetian blinds. Wall cabinet with mirrored door. Extractor fan.

Outside

Front
Off road parking for two cars side-by-side. Lawned area. Gated side access to the rear garden. EV charging point.

Rear Garden
A south facing rear garden with composite decked terrace, paved patio and lawn with raised planting beds. The patio area has a pergola and there are outside lights and an outside tap.

Additional Information

Tenure
The property is freehold (CYM739752).

Council Tax Band
The Council Tax band for this property is G, which equates to a charge of £3768.63 for 2026/27.

Approximate Gross Internal Area
1653 sq ft / 153.6 sq m.

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

Energy Performance Certificate

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Floor Plan

For illustrative purposes
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