

4 St Josephs Mews

Penarth, Vale of Glamorgan, CF64 1NP



Located within walking distance of Penarth town centre and the Cardiff Bay Barrage, this is a very well presented and upgraded modern mid-terraced house, ideal for a wide range of buyers, of all ages and available now with no onward chain. The ground floor accommodation comprises a very useful porch, hallway, kitchen, WC and a spacious living / dining room that opens onto the rear garden. The first floor has the two double bedrooms and two bathrooms. There is a low maintenance rear garden and off road parking to the rear. The property has been recently redecorated throughout and has new carpets. Viewing is strongly advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£325,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch

A porch with a double glazed outer door and an inner door to the hall. Storage cupboard.

Entrance Hallway

Doors to the kitchen, WC and living room. Fitted carpet.

Kitchen 9' 2" x 8' 10" (2.8m x 2.7m)

Fitted kitchen with wall, floor units and laminate work surfaces. Integrated appliances including an electric oven, four zone induction hob and extractor hood as well as a freestanding, washing machine and dishwasher with space for fridge / freezer. Double glazed window to the front. Central heating radiator. Recessed lights. Power points.

Lounge / Diner 16' 9" x 15' 9" (5.1m x 4.81m)

A light and spacious room with double glazed window and door that leads out into the rear garden. Fitted carpet. Built in cupboard. Stairs to the first floor. Central heating radiator. Power points and TV point.

WC 3' 11" x 8' 1" (1.19m x 2.47m)

WC and sink. Double glazed window to the front.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom. Built-in cupboard, housing the central heating boiler. Access hatch to loft.

Bedroom 1 13' 6" x 10' 8" (4.12m x 3.26m)

A spacious double bedroom with fitted wardrobes and dressing table unit. Fitted carpet. Double glazed window to the front. Power points. Door to the en-suite.

En-Suite 3' 11" x 8' 1" (1.19m x 2.47m)

En-suite shower room, WC and sink. Double glazed window. Extractor fan.

Bedroom 2 9' 3" x 10' 11" (2.83m x 3.33m)

Another double bedroom, this time with a double glazed window to the rear. Central heating radiator and power points.

Family Bathroom 7' 2" x 6' 5" (2.19m x 1.95m)

Fitted with bath, wash hand basin and WC. Double glazed window to the rear.

Outside

Rear Garden

Low maintenance garden with a gate leading to off road parking. Laid to artificial grass.

Parking

The property benefits from dedicated off road parking to the rear, with access into the rear garden.

Additional Information

Tenure

The property is freehold (CYM586256).

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

796 sq ft / 74 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		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











