

7 Cae Canol

Penarth, Vale of Glamorgan, CF64 3RF



An upgraded four bedroom detached house with south facing garden, off road parking and garage, located on a very popular development, perfect for a wide range of buyers of all ages from young families to older downsizers. In extremely good condition throughout, the and comprising the hall, kitchen / diner, living room, conservatory and WC on the ground floor along with four well-proportioned bedrooms and two bathrooms above. Externally, the property has a front garden and a driveway that opens through an electric sectional door into a covered car port that provides additional parking, leading to the garage. The property is within easy reach of some excellent local schools as well as Cosmeston Lakes and the town centre. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£650,000

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Accommodation

Ground Floor

Hall

Tiled flooring. Stairs to the first floor with under stair cupboard. Composite front door with two double glazed panels. Central heating radiator. Doors to the kitchen, living room and WC. Coved ceiling. Power points.

Kitchen / Diner 10' 5" x 13' 0" (3.18m x 3.96m)

This is an upgraded kitchen with dining space having fitted wall units, larder cupboard, base units and a central island all with grey gloss cabinet doors and light granite work surfaces and matching upstands. Integrated appliances including an electric oven, four zone electric hob, extractor hood, fridge freezer, dishwasher and washing machine. Single bowl countersunk stainless steel sink with drainer. uPVC double glazed window to the front. Central heating radiator. Power points and TV point.

Living Room 19' 0" x 15' 8" (5.79m x 4.78m)

A spacious main living room with uPVC double glazed window to the side, plus windows and doors to the rear into the conservatory and a door to the side into the conservatory. Wood effect laminate flooring. Fireplace with wooden surround, granite hearth and gas fire. Fitted Roman blinds to the window. Power points and TV point. Two central heating radiators. Coved ceiling.

Conservatory 16' 6" x 10' 5" (5.03m x 3.18m)

A large conservatory with uPVC double glazed windows and door to the sides and rear plus a perspex roof. Tiled floor. Power points and TV point.

WC 3' 6" x 5' 11" (1.07m x 1.8m)

Tiled floor continued from the hall. WC and sink. Central heating radiator. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space. Central heating radiator. Built-in cupboard with hot water cylinder and fitted shelving. Doors to all bedrooms and the main bathroom. Power points.

Bedroom 1 11' 3" x 11' 7" (3.43m x 3.54m)

The main double bedroom, with dressing room and en-suite. Wood effect laminate flooring. uPVC double glazed window to the rear that overlooks the garden and has a fitted roller blind. Power points and TV point. Central heating radiator.

Dressing Room 11' 3" x 6' 2" (3.43m x 1.87m)

Wood effect laminate flooring continued from the bedroom. Fitted wardrobes to one wall. uPVC double glazed window to the front with roller blind. Power points. Door into the en-suite.

En-Suite 7' 1" x 6' 2" (2.16m x 1.87m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, a WC and a pedestal sink. uPVC double glazed window to the front. Extractor fan. Shaver point. Central heating radiator.

Bedroom 2 11' 7" x 9' 8" plus fitted wardrobes (3.53m x 2.94m plus fitted wardrobes)

Double bedroom with uPVC double glazed window to the front and fitted wardrobes. Wood effect laminate flooring. Fitted roller blind to the window. Central heating radiator. Power points and TV point.

Bedroom 3 10' 11" x 12' 2" into doorway (3.33m x 3.71m into doorway)

Double bedroom with uPVC double glazed window to the rear that overlooks the garden. Fitted roller blind. Wood effect laminate flooring. Central heating radiator. Power points and TV point. Fitted wardrobe.

Bedroom 4 7' 10" x 12' 2" (2.4m x 3.71m)

The fourth and final double bedroom, this one having a pleasant dual aspect with uPVC double glazed windows to the side and rear, both with fitted roller blinds. Central heating radiator. Power points.

Bathroom 7' 7" x 6' 10" (2.3m x 2.08m)

Suite comprising of a shower cubicle, panelled bath, WC and sink. uPVC double glazed window to the side. Tiled floor and part tiled walls. Radiator. Extractor fan. Shaver point.

Outside

Front

A lawned front garden with iron railings to the front and paved pathway to the front door. There is driveway parking leading to a garage door that opens into the covered car port.

Driveway and Car Port

A very useful space that provides off parking for a further two vehicles leading to the garage and handy storage space. There is also access from the driveway and car port into the garden.

Garage

Up and over garage door to the front.

Rear Garden

An enclosed rear garden with southerly aspect, laid to paved patio and lawn, bordered by attractive mature trees and timber fencing. There is storage space to one side and the other has access into the garage and car port.

Additional Information

Tenure

The property is freehold (CYM204861).

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

1470 sq ft / 136.6 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan









