

20 Upper Cosmeston Farm

Penarth, The Vale Of Glamorgan, CF64 5UB



A modern detached family home, located in a quiet and very private location on the outskirts of Penarth, close to Cosmeston Lakes and for sale with no onward chain. In need of some upgrading through but with excellent potential, the property has three reception rooms, a kitchen / diner and WC on the ground floor as well as four bedrooms and two bathrooms above. There is a pleasant front garden, a garage and a private, mature rear garden. Viewing is strongly advised in order to be able to appreciate all that this property has to offer as well as its elevated position within the development. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£599,950

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

Entrance Hall

Fitted carpet. Coved ceiling. Central heating radiator. Power points. Under stair storage area. Doors to the living room, dining room, study, and WC. uPVC double glazed front door with side panel.

Living Room 14' 10" x 22' 3" (4.51m x 6.77m)

A spacious living room with uPVC double glazed windows to the front that look pleasantly down the close, and double glazed sliding doors to the rear that open into the garden. Two central heating radiators. Fitted carpet. Fireplace with wooden surround, marble hearth, and a fitted gas fire. Coved ceiling. Power points. TV points. Fitted Venetian blinds to the windows and the sliding doors.

Study 7' 10" x 16' 4" (2.39m x 4.97m)

Fitted carpet. uPVC double glazed window to the front with fitted Venetian blinds. Fitted wardrobes to the rear with mirrored sliding doors. Central heating radiator. Power points.

WC 5' 9" max x 3' 10" max (1.76m max x 1.16m max)

Fitted carpet. uPVC double glazed window to the front with Venetian blinds. WC and a sink with tiled splashback.

Dining Room 10' 6" x 20' 10" (3.19m x 6.35m)

A spacious dining room that gives access into the kitchen, and has a triple aspect with three uPVC double glazed windows and a door that each look out onto the garden. Fitted carpet. Coved ceiling. Central heating radiator. Power points. Door to the kitchen.

Kitchen 16' 10" x 10' 5" (5.14m x 3.18m)

Vinyl tiled floors and part tiled walls. A fitted kitchen comprising of wall units and base units with laminate work surfaces and a matching peninsula unit. Integrated appliances including an electric oven, grill, four-burner gas hob, extractor hood, and dishwasher. There are two composite sinks with draining boards. Plumbing for a washing machine and a dryer. Two uPVC double-glazed windows to the rear, both with fitted Venetian blinds. A uPVC double-glazed door to the side and a door into the garage at the front. There is kitchen and dining space here with plenty of room for a table and chairs and power points throughout. Central heating radiator.

Garage 8' 1" x 16' 5" (2.46m x 5m)

Access from the kitchen and with a up-and-over garage door to the front. Power points. Fitted shelving and electric light. There is loft storage above which could be boarded and the garage houses the gas boiler and electrical consumer unit.

First Floor

Landing

Fitted carpet to the stairs and landing. Loft hatch with ladder. Built-in cupboard with the hot water tank and fitted shelving. Doors to all four bedrooms and the main bathroom.

Bedroom 1 18' 4" x 10' 9" (5.59m x 3.28m)

A very spacious double bedroom at the front of the property with two uPVC double-glazed windows that look down Upper Cosmeston Farm and across Glamorganshire Golf Club and Cosmeston Lakes. The bedroom has fitted carpet throughout and there is extensive fitted bedroom furniture including wardrobes, overhead cupboards, bed recess with side tables and drawer units with a dressing table. Central heating radiator. Power points. Two fitted lights and a door to the en-suite.

En-Suite 11' 5" x 5' 9" (3.49m x 1.74m)

A large en-suite with a suite comprising a panelled bath with mixer shower and folding glass screen, a WC, bidet and pedestal sink. Part-tiled walls. Extractor fan. Fitted wall light with shaver point. uPVC double-glazed window to the front with fitted roller blinds. Built-in cupboard over the stairs with fitted shelving. Fitted carpet.

Bedroom 2 10' 9" x 11' 3" (3.27m x 3.43m)

A double bedroom to the rear of the property with a uPVC double-glazed window overlooking the garden and the neighbouring wooded area. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 11' 0" x 7' 11" (3.35m x 2.42m)

The third double bedroom, once again with the uPVC double glazed window to the rear that overlooks the garden. Fitted carpet. Central heating radiator. Power points.

Bedroom 4 7' 10" x 7' 11" (2.38m x 2.42m)

A single bedroom to the rear of the property, once again with the uPVC double glazed window overlooking the garden and the trees. Fitted carpet. Central heating radiator. Power points.

Bathroom 5' 6" x 7' 10" (1.67m x 2.4m)

A family bathroom with a suite comprising the panelled bath with mixer shower and folding glass screen, a WC and a pedestal sink. Fitted carpet and part tiled walls. High level uPVC double glazed window. Extractor fan. Fitted light with shaver point and a central heating radiator.

Outside

Rear Garden

An enclosed and very private rear garden laid to paving and with a sizeable lawn, mature planting throughout. Gated side access to the front. Outside tap and lights.

Front

The property benefits from off-road parking to the front for two vehicles side by side leading to the garage. There is a paved area, space for seating, a front lawn, and mature planting including trees and rose bushes. Gated side access to the rear garden. Electric light. Covered external porch to the front door.

Additional Information

Tenure

The property is freehold (WA807142).

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

1731 sq ft / 160.8 sq m.

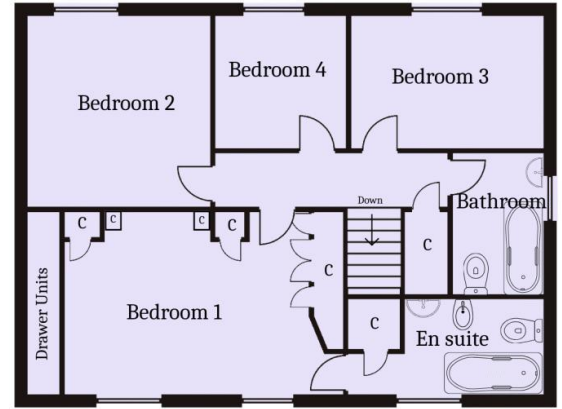
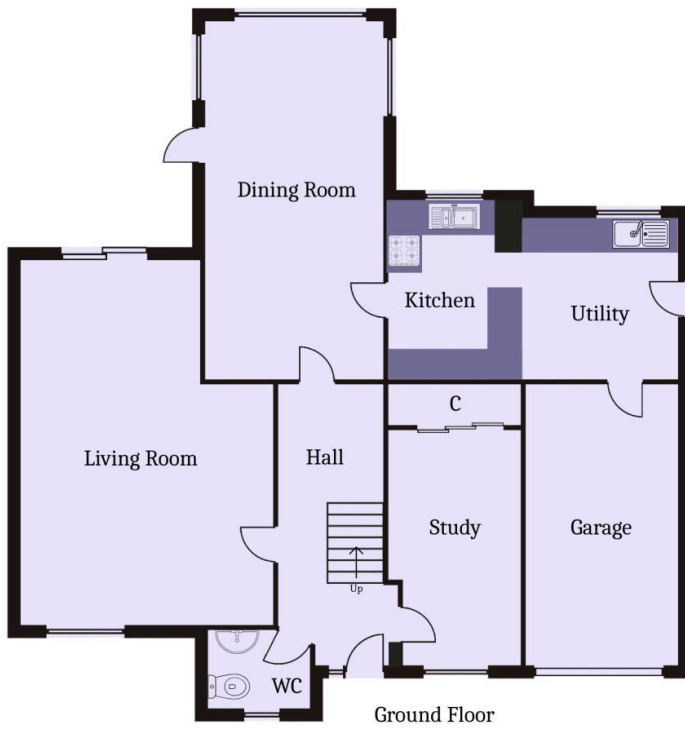
Utilities

The property is connected to mains electricity, gas, 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	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



First Floor

For illustrative purposes
© 2026 Viewplan.co.uk

















