8 Coronation Terrace

Penarth, Vale Of Glamorgan, CF64 1HN









A very well presented two bedroom mid-terrace period property in a very popular location giving convenient access into Penarth town centre and also to Cardiff Bay Barrage and Penarth Marina. The property comprises an open lounge / dining room, kitchen, rear utility space and cloakroom on the ground floor plus two bedrooms and a spacious bathroom above. There is a small side return courtyard with a southerly aspect. The property is available in November subject to a successful application. Let on an unfurnished basis. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,300

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Ground Floor

Lounge / Diner *14' 4" maximum x 21' 4" maximum (4.36m maximum x 6.5m maximum)*
Fitted carpet. uPVC double glazed window to the front and rear. Coved ceiling. Stairs to the first floor with under stairs storage space. Two central heating radiators. Glazed panel door to the kitchen. Furniture includes a storage unit

Kitchen *8' 7" x 9' 10" (2.62m x 2.99m)*
Fitted kitchen with a range of wall and base units along with stone effect laminate work surfaces. Vinyl flooring. Integrated appliances including electric oven, four burner gas hob and extractor hood. Part tiled walls. uPVC double glazed window to the side. Extractor. Coved ceiling. Power points. Open to the utility space. Part tiled walls.

Utility Space *8' 6" maximum x 8' 6" maximum (2.6m maximum x 2.6m maximum)*
Vinyl floor. Washing machine, dryer and fridge freezer. Wall mounted gas central heating boiler. Fitted shelving. Central heating radiator. Door to WC and door to the garden.

Cloakroom *4' 3" x 3' 1" (1.3m x 0.93m)*
WC. Central heating radiator. uPVC double glazed window to the side. Coved ceiling. Vinyl flooring.

First Floor

Landing
Fitted carpet. Central heating radiator. Hatch to the loft space.

Bedroom 1 *14' 4" x 10' 1" (4.37m x 3.08m)*
Double bedroom to the front of the property with views across Cardiff. Two uPVC double glazed windows with fitted roller blinds. Fitted wardrobes. Carpet. Bed with two bed side tables. Power points. Phone point. Central heating radiator.

Bedroom 2 *8' 7" x 10' 7" (2.61m x 3.22m)*
Fitted carpet. uPVC double glazed window to the rear with fitted roller blinds. Coved ceiling. Power points. Central heating radiator.

Bathroom *8' 7" x 8' 5" (2.62m x 2.57m)*
Vinyl flooring. Suite comprising a corner shower cubicle with mixer shower, panelled bath with hand shower fitment, WC and wash hand basin. uPVC double glazed window to the side. Fully tiled walls. Storage cupboard with mirrored door.

Outside

Garden
A small courtyard garden in the side return. Laid to hardstanding and with a southerly aspect.

Additional Information

Availability
The property is available in November, subject to successful completion of the application process.

Furnishing Status
The property is let on an Unfurnished basis, with items comprising lounge storage unit, fridge freezer, washing machine, dryer, fitted wardrobes to the master bedroom.

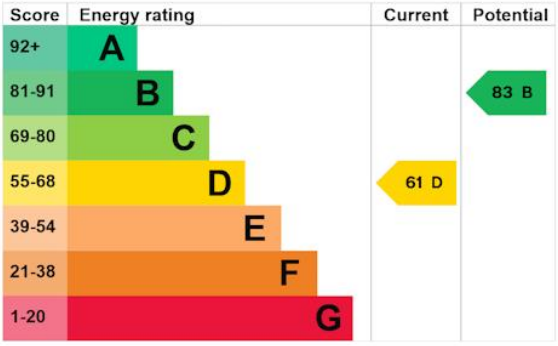
Council Tax Band
The Council Tax band for this property is C, which equates to a charge of £2009.93 for the year 2026/27.

Approximate Gross Internal Area
830 sq ft / 77 sq m.

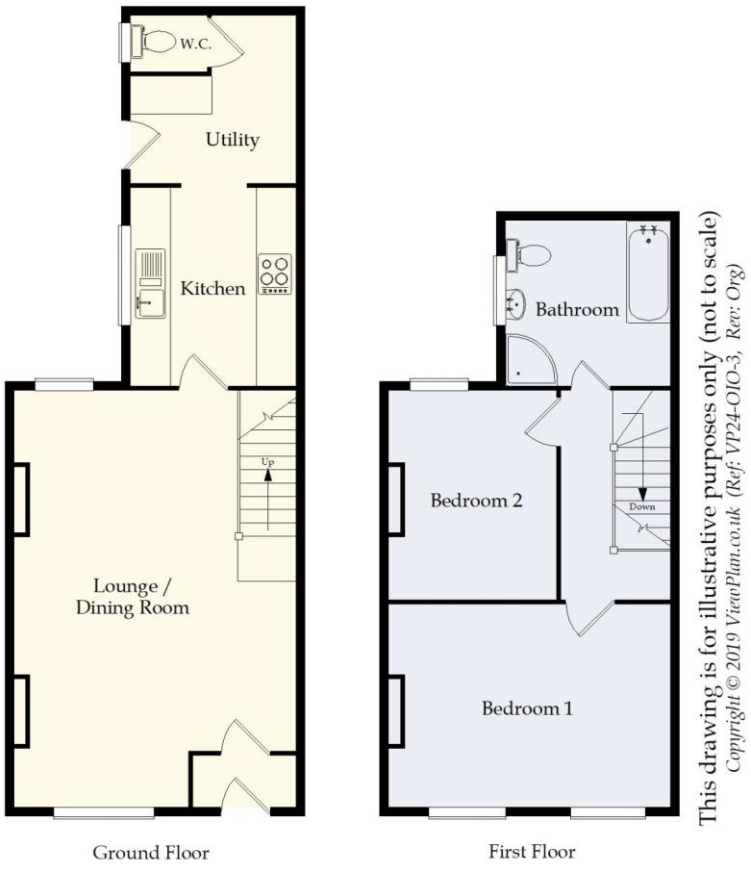
Our Fees
For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

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

Energy Performance Certificate



Floor Plan



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