

22 Evenlode Avenue

Penarth, The Vale Of Glamorgan, CF64 3PD



A completely unique, 1960s detached property located on a large 0.34 acre plot and a very central Penarth location, very close to local schools but also very well placed for access to a number of local amenities including sports clubs, the town centre and seafront. The living accommodation comprises a central hallway with feature staircase, living / dining room, breakfast room, kitchen, WC, study, three bedrooms and two bathrooms on the ground floor. On the first floor is an impressive sitting room with views towards the Bristol Channel across Penarth, along with a main bedroom with en-suite shower room. There is a large front garden and very extensive off road parking and garage, along with a sizeable rear garden complete with swimming pool and changing facilities. Viewing is advised. EPC: E.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£975,000

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Accommodation

Ground Floor

Entrance Hall 13' 5" x 9' 0" (4.1m x 2.75m)

A very welcoming entrance hall with an attractive open tread staircase, floor to ceiling windows and with feature hanging lamps light fitting. Window and door into the living room. Doors to the WC and the ground floor bedroom wing. Exposed stone wall. Power point. Wooden front door with windows to either side.

Living / Dining Room 17' 8" x 16' 4" (5.38m x 4.98m)

A large living room with original timber floor and ceiling and painted brick walls. Floor to ceiling wooden double glazed window to one wall. Fireplace with fitted electric fire. Vent for the underfloor blown hot air heating system. uPVC double glazed sliding doors to the rear into the courtyard. Power point. Open to the breakfast room and with a door to the kitchen.

Breakfast Room 12' 0" x 8' 10" (3.65m x 2.7m)

Timber flooring continued from the living room. Painted brick walls and a timber ceiling. Built-in cupboard. Floor to ceiling wooden double glazed window to one wall overlooking the front garden. Serving hatch from the kitchen. Vent for the underfloor blown hot air heating system. Power points. Door to the kitchen.

Kitchen 15' 8" x 6' 11" (4.78m x 2.12m)

Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated electric oven and grill, four zone electric hob and with plumbing for a washing machine and / or dishwasher. Space for an under counter fridge if required. Single bowl stainless steel sink with drainer. Serving hatch to the breakfast room. uPVC double glazed window to the rear. Vent for the underfloor blown hot air heating system. Power points. Wood floor, tiled walls and timber ceiling. Door to the utility room.

Utility Room 3' 6" x 8' 8" (1.07m x 2.64m)

Wood flooring. uPVC double glazed door to the side. Built-in storage.

WC 2' 9" x 6' 2" (0.84m x 1.89m)

Tiled floor and painted brick walls. WC and pedestal sink. Aluminium window.

Study 8' 11" x 10' 0" (2.71m x 3.06m)

A useful room, equally suited to providing excellent ground floor storage. Laminate floor. uPVC double glazed window to the side onto the driveway. Electric radiator. Power points. Painted brick walls and timber ceiling.

Inner Hall

A carpeted hallway that links the entrance hall to all three ground floor bedrooms as well as the bathroom. Painted brick walls and timber clad ceiling. Built-in cupboard. Wall mounted electric heater. Electric lights.

Bedroom 2 11' 0" x 11' 10" (3.35m x 3.61m)

A double bedroom with en-suite shower room, and uPVC double glazed window overlooking the garden. Laminate floor. Built-in cupboard with hot water cylinder. Wall mounted electric heater. uPVC double glazed window to the side. Power points. Timber ceiling.

En-Suite 4' 7" x 8' 8" (1.4m x 2.63m)

Tiled floor and fully tiled walls. Suite comprising a sink with storage below and a shower cubicle with mixer shower. Heated towel rail. Fitted mirror with light.

Bedroom 3 14' 10" x 8' 6" (4.52m x 2.58m)

A bedroom with aluminium double glazed sliding doors and uPVC double glazed window to the rear - both overlooking the garden and swimming pool. Fitted carpet. Wall mounted electric heater (not working). Timber clad ceiling. Power points.

Bedroom 4 10' 0" x 14' 7" (3.05m x 4.45m)

A single bedroom but also ideal as a study. Fitted wardrobes to both sides. uPVC double glazed window onto the courtyard. Fitted wall lights. Laminate flooring. Power points.

Bathroom 5' 6" x 8' 7" (1.67m x 2.62m)

Tiled floor and fully tiled walls. Suite comprising a panelled bath, sink with storage below and a WC. Height level window to the rear. Shaver point. Fitted mirror and light. Timber ceiling.

First Floor

Landing

An attractive gallery landing with a carpeted, open tread staircase, exposed stone wall and a large floor to ceiling window to the side onto the courtyard. Power point. Doors to the sitting room, main bedroom and bathroom. Part timber clad walls and a timber clad ceiling.

Sitting Room 25' 1" x 17' 11" (7.64m x 5.46m)

An impressive, very well proportioned room, accessed via a glazed panel wooden door from the landing and with a large picture window to the front that has views of the Bristol Channel including Steephelm. There is a side window to the rear that overlooks the courtyard and garden. Stone fireplace with gas fire. Timber clad ceiling. Power points. Wall mounted gas heater.

Bedroom 1 18' 8" max x 11' 0" (5.7m max x 3.35m)

A main double bedroom, once again with very pleasant views out to the front of the house, and an en-suite shower room. Fitted carpet. uPVC double glazed window to the side. Power points. Wall mounted electric heater. Door to the en-suite.

En-Suite 7' 2" x 10' 8" (2.19m x 3.24m)

A fully tiled en-suite bathroom with suite comprising a corner shower cubicle with electric shower, a pedestal sink, WC and bidet. uPVC double glazed window to the side. Doors to the main bedroom and landing. Heated towel rail. Electric light and heater. Door to the store room.

Store Room 7' 4" x 9' 9" (2.24m x 2.97m)

Loft style storage with fitted shelving and a cupboard that houses a hot water cylinder for the en-suite shower. Low door leading out onto the flat roof. Electric light and power points.

Outside

Front and Side

A large front garden laid to lawn and with mature trees and plants that give a high level of privacy from the road. There is a long, wide driveway laid to block paving that leads to the garage.

Garage 17' 3" max x 23' 8" max (5.26m max x 7.22m max)

An integral garage with electric sectional door to the front, a door to the rear into the house and a window on the side onto the rear garden. Fitted shelving. Electric light and power points. The pumping and filtering system for the swimming pool is located here.

Rear Garden

A large rear garden, predominantly laid to lawn and with an outdoor pool with block paved patio surround. The garden has a north westerly aspect and is very private. It is full of mature plants and trees including apple, pear, fig and bay. Brick built garden shed / store. Gated access to the driveway and a side walkway to the courtyard. Outside tap and lights. Large store with fitted shelving.

Swimming Pool 14' 9" x 32' 10" (4.5m x 10m)

A heated 10m swimming pool with two changing rooms and a shower room. Surrounded by block paved patio and with outside lights.

Courtyard

A private, central space accessed from the living room. Laid to paving and with mature plants and trees. Gated access to the front.

Additional Information

Tenure

The property is freehold (WA112738).

Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £4956.02 for 2025/26.

Utilities

The property is connected to mains gas, electricity, water and sewerage and has a mixture electric heating and ducted warm air heating (living / dining room, breakfast room and kitchen).

Approximate Gross Internal Area

2723 sq ft / 253.0 sq m.

Solar Panels and Pool Heating System

The property has solar panels on the main roof, and solar mats on the rear roof that provides hot water for the swimming pool. Both of these reduce running costs for the property significantly.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Floor Plan

















