

25 John Batchelor Way

Penarth, Vale of Glamorgan, CF64 1SD



Located in the beautiful area of Penarth Marina, benefitting from being close to major link roads and train links to the City Centre. A light and spacious unfurnished two bedroom house with excellent water views across Cardiff Bay. Comprises a porch, WC, living room and fully fitted kitchen with fridge freezer, two double bedrooms master bedroom has access to balcony to the front of the property and the views, bathroom has shower over the bath and an enclosed southerly courtyard garden to the rear and off road parking to the front. EPC: D.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,500

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

Ground Floor

Hall

Tiled floor and part tiled walls. Composite front door and a uPVC double glazed window. Doors to the WC and living room. Central heating radiator. Recessed light.

WC 2' 10" x 6' 4" (0.86m x 1.94m)

Tiled floor continued from the hall. WC and wash hand basin with storage below and a tiled splashback. Central heating radiator. uPVC double glazed window to the front.

Living Room 14' 7" x 15' 9" (4.45m x 4.8m)

Tiled floor once again continued from the hall, with matching tiles to the staircase wall. Two central heating radiators with covers. uPVC double glazed window to the front overlooking Cardiff Bay and with fitted shutters. Power, TV and phone points. Door to the kitchen.

Kitchen 14' 6" x 8' 4" (4.43m x 2.53m)

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated electric oven, four zone electric hob and extractor hood. Space for fridge freezer. Plumbing for washing machine and dishwasher. One and a half bowl ceramic sink with drainer. uPVC double glazed window and door into the garden. Coved ceiling. Central heating radiator with cover. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Power point. Recessed light. Hatch to the loft space. Doors to both bedrooms and bathroom. Window into bedroom 1. Coved ceiling.

Bedroom 1 14' 7" x 13' 4" (4.44m x 4.06m)

A spacious master bedroom with access to the balcony and water views over Cardiff Bay. Originally two bedrooms, this room has fitted carpet, built-in cupboard, fitted wardrobes and drawer unit, power points, central heating radiator, coved ceiling and recessed lights. uPVC double glazed window and door. Power, TV and phone points.

Bedroom 2 8' 6" into doorway x 10' 9" (2.6m into doorway x 3.27m)

Bedroom to the rear with uPVC double glazed window looking out over the inner basin. Fitted carpet. Central heating radiator. Power, TV and phone points. Coved ceiling. Recessed spotlights.

Bathroom 6' 2" x 5' 7" (1.87m x 1.7m)

Fully tiled bathroom with a suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window. Coved ceiling. Extractor fan. Recessed lights.

Outside

Front

Off road parking to the front for two cars laid to block paving. Mature planting.

Rear Garden

An enclosed rear courtyard laid to paving and with a south facing aspect.

Additional Information

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3,223.00 for the year 2026/27.

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. 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).

Availability

The property is available 12th October 2026, pending the successful completion of the application process.

Furnishing

The property is to be let on an unfurnished basis.

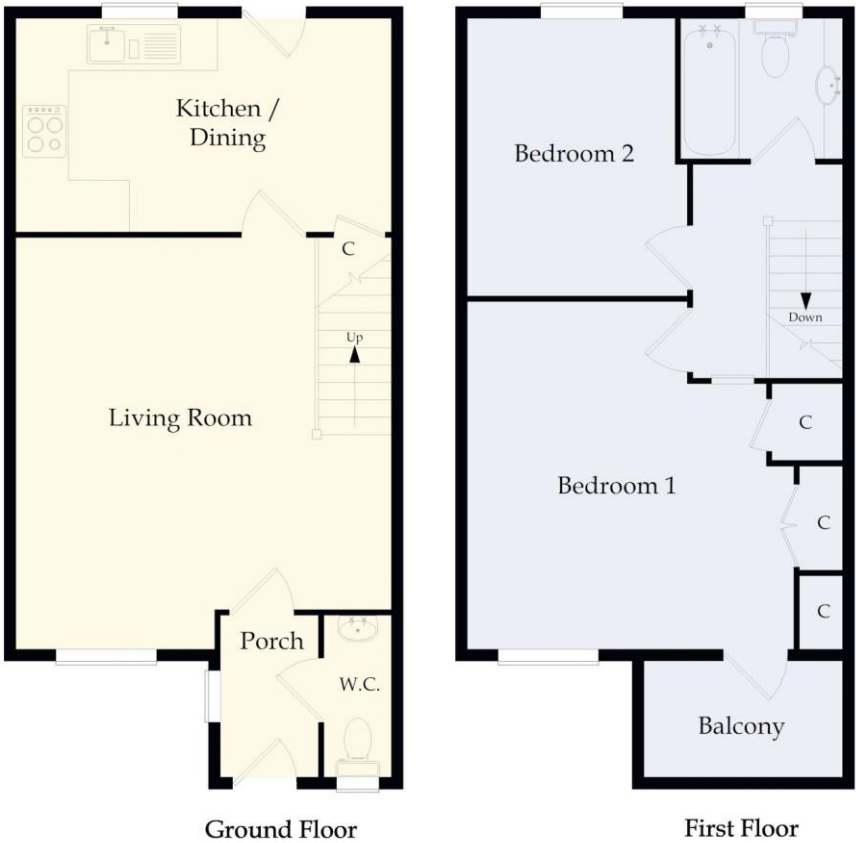
Affordability

The affordability for this property would need to be in excess of £49,500 pa jointly

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



This drawing is for illustrative purposes only (not to scale)
Copyright © 2023 ViewPlan.co.uk (Ref: VP24-ALS-1, Rev: Org)









