

48 Plassey Street

Penarth, Vale of Glamorgan, CF64 1EN



A mid-terraced period property, centrally located in Penarth, just a short walk away from many shops, bars and cafes as well as public transport links, Belle Vue Park and Albert Road School. The ground floor accommodation comprises the porch and entrance hall, open plan living / dining room, kitchen, a utility space and bathroom. On the first floor are the four bedrooms and one bathroom - which is an en-suite to the rear bedroom. The property has an enclosed, southerly rear garden. The property is for sale with no onward chain and is ideal for investors and first time buyers alike. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£385,000

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Accommodation

Ground Floor

Porch 3' 3" x 4' 6" (1m x 1.36m)

Composite front door with double glazed panels and new PVC double glazed window above. Cornice. Timber glazed panel door to the inner hall. Tiled floor. Meter cupboard.

Hall

Tiled floor. Staircase to the first floor. Doors to the living room and dining room. Original ceiling arch and cornice. Under stair cupboard. Door to the kitchen.

Sitting Room 12' 3" into recess x 10' 10" (3.74m into recess x 3.29m)

Wood effect laminate flooring. uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Open fireplace. Original cornice. Fitted shelving. Power points and TV point.

Dining Room 10' 0" into recess x 10' 10" (3.05m into recess x 3.3m)

Part of the open plan living dining space, this has a wood effect laminate flooring continued from the living room. uPVC double glazed window to the rear and a hatch through to the kitchen. Central heating radiator. Power points. Fitted shelving.

Kitchen 9' 3" x 14' 6" (2.81m x 4.41m)

Tiled floor continued from the hall. A fitted kitchen comprising of base units and wall cabinets with white gloss doors and granite work surfaces. Free standing range cooker with double electric oven, grill, warming drawer and seven burner gas hob. Extractor hood. Freestanding washing machine, fridge freezer, wine cooler. Integrated microwave. Cupboard with gas combination boiler. One and a half bowl stainless steel sink with drainer. Power points. Central heating radiator. uPVC double glazed door and window to the side, and open to the rear into a small lobby that gives access to a ground floor bathroom and a utility cupboard.

Bathroom 7' 1" x 7' 5" (2.16m x 2.27m)

Tiled floor and fully tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a sink with storage below. Heated towel rail. uPVC double glazed window to the rear.

Utility Cupboard 2' 8" x 4' 5" (0.81m x 1.35m)

A utility cupboard with a tiled floor, uPVC double glazed window to the rear, plumbing for a washing machine and power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Power points. Hatch to the loft space, and doors to all four bedrooms.

Bedroom 1 9' 6" max x 15' 1" max (2.89m max x 4.59m max)

Double bedroom to the rear with en suite shower room. This is a double bedroom with fitted carpet and a uPVC double glazed window to the rear that overlooks the garden. Power points. Central heating radiator. Door to the en-suite.

En-Suite 5' 10" x 3' 5" (1.78m x 1.03m)

A wet room style en suite with shower, sink and toilet. Wall mounted electric heater. Recessed lights. Bathroom cabinet with mirrored door.

Bedroom 2 9' 3" into recess x 11' 10" (2.81m into recess x 3.61m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Venetian blinds to the window.

Bedroom 3 10' 1" into recess x 9' 10" (3.08m into recess x 3m)

A double bedroom with uPVC double glazed window to the rear with fitted roller blind. Fitted carpet. Central heating radiator. Power points.

Bedroom 4 6' 6" max x 11' 4" max (1.97m max x 3.46m max)

A single bedroom but of good proportions, to the front of the property and with a uPVC double glazed window, fitted carpet, central heating radiator, power points, and Venetian blind.

Outside

Rear Garden

A southerly rear garden with area of paved patio, artificial grass, and decking. The garden is completely enclosed and has a bar area which is covered, as well as an outside tap and light.

Additional Information

Tenure

The property is freehold (CYM553291). Part of the rear garden is owned on a separate title (CYM400326) but forms part of this sale.

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,763.66 for the year 2026/27.

Approximate Gross Internal Area

1058 sq ft / 98.3 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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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