

36 Cedar Way

Penarth, Vale of Glamorgan, CF64 3NN



A 1950s/60s mid-terraced house in a popular part of Penarth, ideal for first time buyers and young families. The property has a sitting room and an extended kitchen / diner on the ground floor along with three bedrooms, a bathroom, separate WC and a shower room above. The property has excellent off road parking to the front as well as a large rear garden with lawn and patio areas. The property should be viewed in order to appreciate all it has to offer, is in good order throughout and does still retain some potential to extended upgrade and change. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£317,500

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Accommodation

Ground Floor

Hall

Laminate flooring. Central heating radiator. Stairs to the first floor. Doors to the sitting room and kitchen / diner. uPVC double glazed front door and window.

Sitting Room *10' 6" into recess x 17' 11" (3.21m into recess x 5.46m)*

A dual aspect sitting room with uPVC double glazed windows to the front and rear. Wood effect laminate flooring. Coved ceiling. Power points and TV point. Central heating radiator. Fireplace with fitted electric fire.

Kitchen / Diner *13' 5" max x 17' 11" max (4.08m max x 5.46m max)*

A kitchen that has been extended towards the front of the house to create a kitchen / diner that overlooks the garden. uPVC double glazed windows to the front and rear. Vinyl floor and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces and tiled splashbacks. Cooker with four burner gas hob, oven and grill. Space for fridge freezer and plumbing for a washing machine and dishwasher. Single bowl stainless steel sink with drainer. uPVC double glazed door into the garden. Central heating radiator. Space for a dining table and chairs. Coved ceiling. Under stair cupboard.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to the bedrooms, bathroom, WC and shower.

Bedroom 1 *10' 3" x 12' 2" (3.12m x 3.7m)*

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Built-in cupboard over the stairs, with the gas combination boiler. Central heating radiator. Power points.

Bedroom 2 *10' 9" x 11' 5" into doorway (3.27m x 3.49m into doorway)*

The second front facing double bedroom. Fitted carpet. uPVC double glazed window to the front. Power points. Central heating radiator. Built-in cupboard over the stairs.

Bedroom 3 *7' 9" x 7' 11" (2.37m x 2.42m)*

Single bedroom, equally suited to being a nursery or study. uPVC double glazed window overlooking the garden. Fitted carpet. Power points. Central heating radiator.

Bathroom *6' 5" into doorway x 5' 7" (1.95m into doorway x 1.7m)*

Vinyl flooring and part tiled walls. Panelled bath and sink with storage below. uPVC double glazed window to the rear.

WC *5' 0" x 2' 9" (1.53m x 0.84m)*

A separate WC, with toilet, vinyl floor, part timber clad walls and a uPVC double glazed window to the rear.

Shower *5' 9" x 2' 9" (1.74m x 0.84m)*

Shower cubicle with electric shower. uPVC double glazed window to the rear.

Outside

Front

Off road parking to the front, the full width of the house and laid to a mixture of paving and concrete.

Rear Garden

An enclosed rear garden with a easterly aspect. Patio from the back of the house, large lawn over two levels and a patio towards the rear. Large shed. Outside tap.

Additional Information

Tenure

The property is freehold (CYM64821).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Approximate Gross Internal Area

904 sq ft / 84.0 sq m.

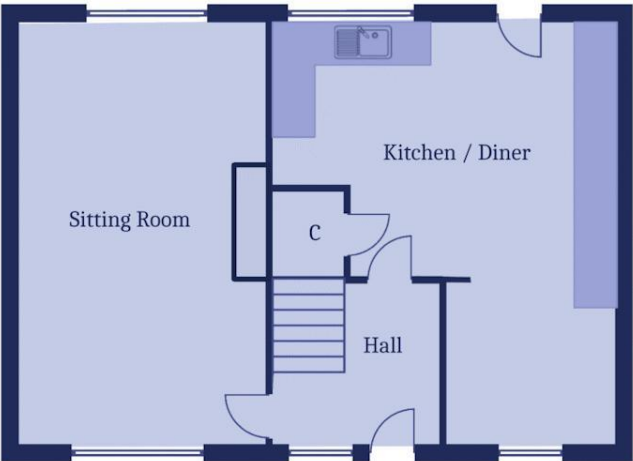
Utilities

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

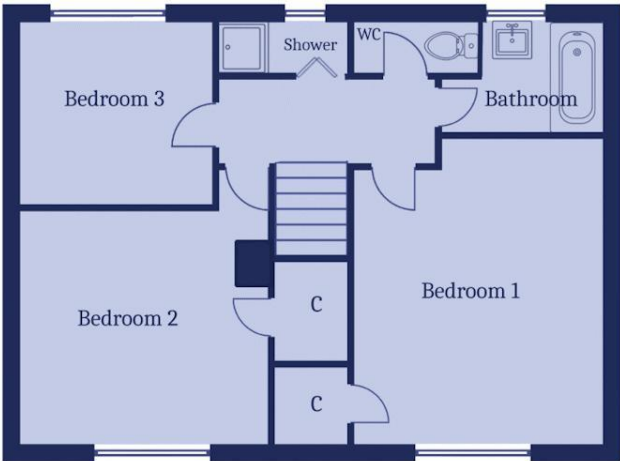
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



Second Floor









