

4 St Josephs Mews

Penarth, Vale of Glamorgan, CF64 1NP



Located within walking distance of Penarth town centre and the Cardiff Bay Barrage, this is a very well presented modern mid-terraced house. The ground floor accommodation comprises a very useful porch, hallway, kitchen, WC and a spacious living / dining room that opens onto the garden. The first floor has the two double bedrooms and two bathrooms. There is a low maintenance rear garden and off road parking to the rear. The property has been recently redecorated throughout and has new carpets. Viewing is strongly advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,400

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Accommodation

Ground Floor

Porch

A porch with a double glazed outer door and an inner door to the hall. Good storage space.

Entrance Hallway

Front door leading to inner porch with storage for bins.

Kitchen 9' 2" x 8' 10" (2.8m x 2.7m)

Fitted kitchen with wall, floor units and laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, washing machine, dishwasher and washing machine.

Lounge / Diner 16' 9" x 15' 9" (5.1m x 4.81m)

A light and spacious room with double glazed window and door that leads out into the rear garden. Fitted carpet. Stairs to the first floor. Central heating radiator. Power points and TV point.

WC 3' 11" x 8' 1" (1.19m x 2.47m)

WC and sink. Double glazed window to the front.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom. Built-in cupboard.

Bedroom 1 13' 6" x 10' 8" (4.12m x 3.26m)

A spacious double bedroom with fitted wardrobes and dressing table unit. Fitted carpet. Double glazed window to the front. Power points. Door to the en-suite.

En-Suite 3' 11" x 8' 1" (1.19m x 2.47m)

En-suite shower room, WC and sink. Double glazed window. Extractor fan.

Bedroom 2 9' 3" x 10' 11" (2.83m x 3.33m)

Another double bedroom, this time with a double glazed window to the rear. Central heating radiator and power points.

Family Bathroom 7' 2" x 6' 5" (2.19m x 1.95m)

Fitted with bath, wash hand basin and WC. Double glazed window to the rear.

Outside

Rear Garden

Low maintenance garden with a gate leading to off road parking. Laid to artificial grass.

Parking

The property benefits from an allocated parking space.

Additional Information

Availability and Furnishing Status

The property is available immediately, subject to a successful completion of the application process. It is unfurnished, but does have kitchen appliances including an oven, hob, extractor hood, dishwasher and washing machine.

Affordability

Applicants must be able to prove total gross income of £46,200 per annum in order to successfully pass the application process.

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3,266.15 for 2026/27.

Approximate Gross Internal Area

796 sq ft / 74 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 week's 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.

Declaration

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the rental of this property. The landlord is a member of staff within David Baker & Company.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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