2 Meliden Lane

Penarth, Vale of Glamorgan, CF64 3US

A nicely presented three bedroom semi-detached house located in a quiet spot very close to Victoria Primary School and playing fields as well as the shops and cafes on Cornerswell Road, Dingle Road train station and the town centre. The property comprises a porch and entrance hall, two reception rooms, conservatory, kitchen, home office and a WC on the ground floor along with three bedrooms and a spacious bathroom above. There is good off road parking to the front and a recently re-landscaped rear garden with patio and lawn. There is excellent scope for further adaption and change and the property is for sale with no onward chain. Viewing advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

Offers Over £500,000

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

Accommodation

Ground Floor

Porch *6' 4" x 2' 10" (1.94m x 0.87m)*
uPVC double glazed front door and windows along with an inner door to the hall. Tiled flooring.

Hall
uPVC double glazed panel front door with window to the side. Attractive original wood block flooring which continues into the sitting room. Central heating radiator. Stairs to the first floor with under stair storage area. Power point. Doors to the sitting room, kitchen, WC and study.

Sitting Room *11' 5" into recess x 15' 5" (3.48m into recess x 4.69m)*
A spacious sitting room with attractive original features including wood block flooring and a period style wood fire surround with tiling, a stone hearth and a fitted gas fire. Coved ceiling. Large uPVC double glazed window to front. Power points and TV point. Door to the dining room.

Dining Room *11' 5" x 8' 11" (3.49m x 2.73m)*
New fitted carpet. Doors both from the sitting room and into the conservatory. Power points. Central heating radiator. Hatch from the kitchen. Fitted vertical blinds to the doors and windows into the conservatory. Coved ceiling. There are views put onto the garden through the conservatory.

Conservatory *9' 11" x 7' 6" (3.01m x 2.29m)*
Tiled flooring. uPVC double glazed windows, doors and roof.

Kitchen *14' 11" x 9' 0" (4.54m x 2.74m)*
A kitchen to the rear of the property with a door to the side and two uPVC double glazed windows that overlook the garden. The fitted kitchen comprises of wall units and base units with wood doors and laminate work surfaces with tiled splashbacks. Integrated gas oven, four burner gas hob and an extractor hood. Freestanding fridge freezer and dishwasher. One and a half bowl composite sink with drainer. Power points. Coved ceiling. Venetian blinds to the windows. Serving hatch to the dining room.

WC *7' 10" x 3' 1" (2.38m x 0.94m)*
Wood block flooring continued from the hall. uPVC double glazed window to the side. Central heating radiator. WC and sink with tiled splashback.

Study / Gym / Store *7' 5" x 15' 11" (2.27m x 4.84m)*
A versatile room in the converted garage. Currently used as a store but previously a home office / library and equally suited to being a gym or kids playroom. Laminate floor. uPVC double glazed window to the front. Coved ceiling. Central heating radiator. Power points.

First Floor

Landing
New fitted carpet to the stairs and landing. uPVC double glazed window to the side. Hatch to the loft space. Doors to all three bedrooms and the bathroom.

Bedroom 1 *10' 5" x 12' 5" (3.18m x 3.79m)*
Double bedroom with a large uPVC double glazed window to the front of the property. New fitted carpet. Central heating radiator. Power points. Fitted roller blind to the window.

Bedroom 2 *11' 6" into wardrobes x 12' 1" (3.5m into wardrobes x 3.68m)*
Another well-proportioned double bedroom, this time to the rear of the house. uPVC double glazed window overlooking the garden. Fitted wardrobes to one wall, with mirrored sliding doors. Power points. Central heating radiator. New fitted carpet.

Bedroom 3 *7' 6" max x 8' 11" max (2.28m max x 2.72m max)*
A single bedroom with uPVC double glazed window to the front. Built-in cupboard over the stairs, which houses the gas combination boiler. New fitted carpet. Central heating radiator power points.

Bathroom *6' 4" x 8' 11" (1.94m x 2.72m)*
A sizeable bathroom with a suite comprising a walk-in shower with electric shower, a WC and a sink with storage below. Vinyl floor and bathroom cladded walls. uPVC double glazed window to the side. Fitted cabinet with mirrored door. Shaver point. Central heating radiator.

Outside

Front
Off road parking to the front, laid to paving slabs and block paving, that provides space for two to three vehicles. Mature privacy hedging. Gated access to the rear garden.

Rear Garden
An enclosed rear garden, recently re-landscaped and now with areas of paved patio, timber decking and lawn with a plating bed to one side. Mature trees and plants. There is a wide space to the side, laid to timber decking that has a large shed and gated access to the front.

Additional Information

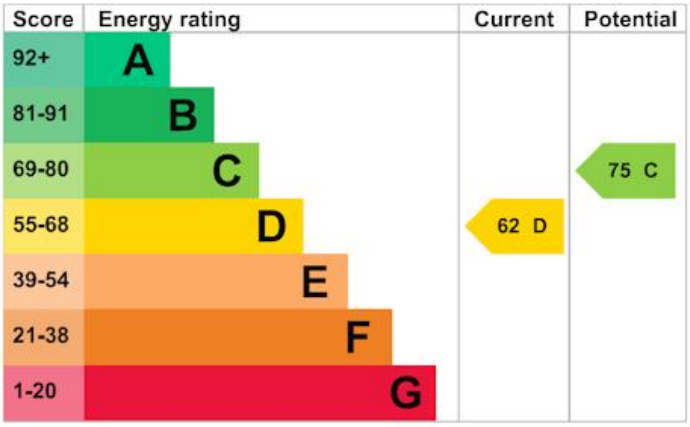
Tenure
The property is freehold (WA316896).

Council Tax Band
The Council Tax band for this property is E, which equates to a charge of £2763.66 for 2026/27.

Approximate Gross Internal Area
1209 sq ft / 112.3 sq m.

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

Energy Performance Certificate



2 Meliden Lane, Penarth, Vale of Glamorgan, CF64 3US

Floor Plan

2 Meliden Lane, Penarth, Vale of Glamorgan, CF64 3US