

6 Rowan Close

Penarth, The Vale Of Glamorgan, CF64 5BU



A detached family home with three bedrooms, located on the Railway Path, in a quiet cul-de-sac within easy reach of the Cliff Tops, Esplanade and in catchment for some excellent local schools. The property is found in good order throughout and still has a good deal of potential for adaption, extension and change to suit a number of requirements. The living accommodation currently comprises a hallway, living room, dining room, kitchen, conservatory and WC on the ground floor along with three bedrooms and a bathroom above. There is a front garden, ample off road parking and a garage as well as an enclosed, westerly rear garden. Viewing is strongly advised in order to appreciate all that the house has to offer. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£650,000

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Accommodation

Ground Floor

Hall

uPVC double glazed front door. Original parquet flooring and dado rails. Stairs to the first floor. Doors to the WC, living room and kitchen / diner. Power point and phone point. Central heating radiator. Coved ceiling.

WC 5' 10" x 2' 9" (1.79m x 0.85m)

Vinyl flooring. WC and pedestal sink. uPVC double glazed window. Central heating radiator.

Living Room 15' 1" into recess x 12' 4" plus bay (4.6m into recess x 3.75m plus bay)

A very pleasant main reception room with original wooden parquet flooring and a uPVC double glazed bay window to the front. Coved ceiling and dado rails. Recessed lights. Power points and TV point. Marble fireplace with wooden surround and a gas fire.

Kitchen / Dining 13' 5" max to doorway x 18' 7" (4.08m max to doorway x 5.66m)

A kitchen with dining space along with a uPVC double glazed window to the rear and doors to the side into the conservatory and to the front into the sitting room / dining room. Fitted kitchen comprising wall units and base units with laminate work surfaces and integrated appliances including an electric oven, grill, four burner gas hob, extractor hood, fridge freezer and washing machine. One and a half bowl stainless steel sink with drainer. Tiled floor. Built-in cupboard. Coved ceiling. Power points.

Dining / Sitting Room 11' 1" x 9' 11" (3.39m x 3.02m)

A second sitting room, again at the front of the house. This space would make an excellent formal dining room and would be equally suitable as a home office. Engineered wood flooring. uPVC double glazed window to the front. Coved ceiling. Central heating radiator. Power points.

Conservatory 16' 0" x 6' 0" (4.87m x 1.84m)

Tiled flooring and with uPVC double glazed door and windows to the rear into the garden. Venetian blinds to the windows and door and fitted pull-down blinds to the ceiling. Power points and three fitted wall lights. Door to the side onto the driveway.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Dado rails. Built-in cupboard with fitted shelving. Hatch to the loft space. Doors to all three bedrooms and the bathroom.

Bedroom 1 13' 6" into wardrobes x 12' 6" to doorway (4.12m into wardrobes x 3.8m to doorway)

Double bedroom with an original stripped timber floor, fitted wardrobes to one wall, a built-in cupboard and a uPVC double glazed window to the front with pleasant views across the street towards Birch Lane and the Railway Path. Coved ceiling. Central heating radiator. Power points.

Bedroom 2 10' 4" x 12' 6" to doorway (3.16m x 3.8m to doorway)

Double bedroom, once again to the front of the house and with fitted wardrobes and a built-in cupboard. Fitted carpet. uPVC double glazed window. Central heating radiator. Coved ceiling. Power points.

Bedroom 3 10' 6" x 7' 10" (3.21m x 2.38m)

This is a well-proportioned third bedroom which would also be ideal as a home office. Fitted carpet. Central heating radiator. Power points. Coved ceiling. uPVC double glazed window to the rear overlooking the garden.

Bathroom 5' 4" x 6' 10" (1.62m x 2.09m)

A suite comprising a panelled bath with electric shower, WC and a pedestal sink. Fully tiled walls and a tiled floor. uPVC double glazed window to the rear. Heated towel rail. Fitted mirror with lights.

Outside

Front

Ample off road parking for a number of vehicles, partly covered with a sizeable car port () and laid to block paving. Areas of stone chippings with mature, attractive planting. The driveway runs under the car port to the garage.

Garage 8' 5" x 17' 8" (2.57m x 5.38m)

An up and over garage door to the front. Electric light. Fitted shelving.

Rear Garden

An enclosed, westerly rear garden laid to paving and with a private, sunny aspect. Outside tap. Access to the front on one side.

Additional Information

Tenure

The property is freehold (WA56852).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3540.02 for 2025/26.

Approximate Gross Internal Area

1426 sq ft / 132.5 sq m.

Utilities

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

A Note From The Owner

Living here has been such a privilege. The house is positioned at the end of the old railway track, on which my dad used to drive the trains to Sully when I was a little girl growing up in Penarth. It is now a beautiful nature path for walkers and cyclists and even horses from the nearby farm pass by occasionally. There is a feeling of being close to nature here, whilst being a short stroll away from the bustling Penarth town centre with its array of restaurants and bars. Our house is nestled at the end of the path and enjoys a private, quiet position. If you stroll up the pathway it opens up in the heart of the town by the famous Turner House art gallery.

The clifftop is literally round the corner, where we regularly enjoy the incredible vistas towards Cardiff and the mountains beyond and across the channel. The clifftop is such an open space, it's lovely to blow away the cobwebs to restore balance and wellbeing, and it leads naturally down to the beach, which is a wonderful step back in time to the Victorian heritage of Penarth. The pier offers a cinema, music events and all sorts of community focused activities. The promenade itself houses an exciting selection of eateries and cafes.

Penarth is a vibrant community focused seaside town with pretty much everything you need on the doorstep. Cardiff is a hop and a skip away and offers all the cultural attractions and sights that the capital city of Wales has to offer, including the rich cosmopolitan vibe of Cardiff Bay, which is easily accessed by foot along the barrage.

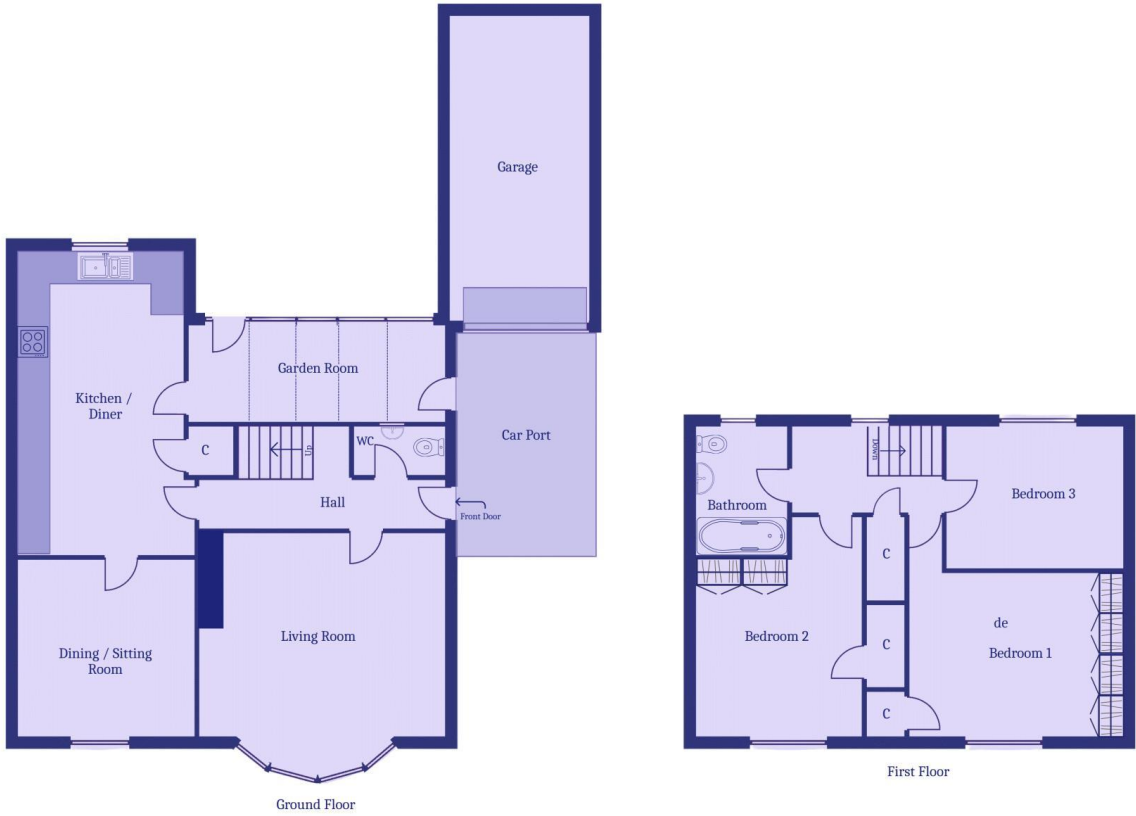
We have adored living in this beautiful and versatile home. I lived here for a few years on my own initially, before my partner and his two children happily moved in. During that time on my own I felt completely safe and secure. Then, as a family, It has been such a wonderfully harmonious and tranquil space to live and grow for so many years. It is so peaceful and the current layout has been perfect for our maturing family to ensure that we have had rooms each to ourselves adding privacy and comfort to suit our eclectic needs.

Having lived in other homes in Penarth and Cardiff, the huge amount of off road parking, enough for four cars at the front of the house, is such a luxury to know that how many visitors we have, they always have somewhere safe to park up, which is a real bonus.

Energy Performance Certificate

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

Floor Plan



For illustrative purposes
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