36 Coleridge Avenue

Penarth, Vale of Glamorgan, CF64 2SP

A thoroughly renovated and very well-presented, ground floor extended three bedroom semi-detached house in a very popular part of Penarth, ideal for couples, families and downsizers alike. Within easy reach of schools, parks, Dingle Road train station and the town centre, the living accommodation comprises the entrance hall, two reception rooms, kitchen / diner and WC. There are three bedrooms and a bathroom above. There is a large frontage with stone chippings and off road parking along with an enclosed rear garden. Viewing is strongly advised in order to be able to appreciate the level of the improvement works that have been completed in recent years. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£550,000

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Accommodation

Ground Floor

Hall
Laminate flooring. uPVC double glazed front door and window. Modern central heating radiator. Original picture rails and skirting boards. Stairs to the first floor. Under stairs area with plumbing for washing machine and dryer as well as a wall mounted gas combination boiler. Power points. Doors to the sitting room, living room and WC.

Sitting Room *12' 6" into recess x 12' 8" into bay (3.81m into recess x 3.87m into bay)*
A very pleasant sitting room with uPVC double glazed bay window to the front . Fitted carpet. Original fireplace with fitted gas fire and wooden surround. Original picture rails and skirting boards. Modern central heating radiator. Power points and TV point.

Living Room *12' 6" into recess x 12' 1" (3.8m into recess x 3.68m)*
Part of an extended living / dining / kitchen space to the rear of the house. Laminate floor continued from the hall. Original fireplace with cast iron grate, wooden surround and tiled hearth. Recessed lights. Power points. Tall central heating radiator.

Kitchen / Diner *18' 11" x 11' 9" (5.77m x 3.57m)*
An open plan kitchen / diner accessed from the living room and spanning the full width of the back of the house. Laminate floor continued from the living room. Two large Velux windows, uPVC double glazed window and patio doors out to the garden. The fitted kitchen comprises base units with shaker style doors and wood effect laminate work surfaces. Integrated Neff appliances including an electric oven, microwave, fridge freezer, four zone induction hob, extractor hood and dishwasher. One and a half bowl stainless steel sink with drainer. Part tiled walls. Power points and recessed lights. Ample space for a dining table and chairs. Extractor fan.

WC *5' 3" x 5' 5" (1.6m x 1.66m)*
Suite comprising a WC and sink with tiled splashback and storage below. uPVC double glazed window to the side. Recessed lighting. Extractor fan. Heated towel rail.

First Floor

Landing
Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Dado rails and picture rails. Doors to all three bedrooms and the bathroom. Power points.

Bedroom 1 *11' 3" into recess x 12' 0" (3.44m into recess x 3.65m)*
Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Original picture rails and skirting boards.

Bedroom 2 *11' 5" into recess x 10' 5" (3.48m into recess x 3.18m)*
Double bedroom with uPVC double glazed window to the rear that overlooks the garden. Original cast iron fireplace, picture rails and skirting boards. Central heating radiator. Power points.

Bedroom 3 *7' 1" x 8' 0" plus bay (2.17m x 2.45m plus bay)*
A well-sized single bedroom that is currently used as a part time home office and part-time guest bedroom with pull-down double bed (not remaining). Fitted carpet. uPVC double glazed bay window to the front with box window seat. Central heating radiator. Power points. Original picture rails.

Bathroom *6' 8" x 5' 5" (2.04m x 1.66m)*
Wood effect laminate flooring and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, WC and a sink with storage below. Fitted shelving. Recessed lights and extractor fan. Recessed storage over the bath. uPVC double glazed window to the rear. Heated towel rail.

Outside

Front
A large front garden, mostly laid to slate chippings and with a pathway to the front door and a mature cherry tree. Door into a storage shed at the side of the house. Outside light. EV charging point.

Rear Garden
An enclosed rear garden with a southerly aspect. The garden has areas of paved patio and lawn, with raised planting beds to the side and rear.

Additional Information

Tenure
The property is freehold (WA160606).

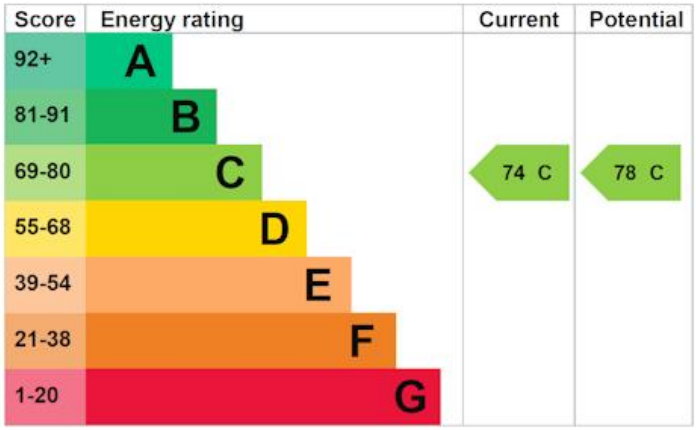
Council Tax Band
The Council Tax band for this property is E, which equates to a charge of £2763.66 for the year 2026/27.

Approximate Internal Area
1089 sq ft / 101.2 sq m.

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

Notes
The property has been extensively renovated over the last few years, with works including considerable re-plastering and re-decoration, updated electrics, external landscaping and the extension with new kitchen.

Energy Performance Certificate



Floor Plan

Kitchen / Diner
V
WC
Living Room
Utility Area
Up
Sitting Room
Hall
Ground Floor
Bedroom 2
Bathroom
Down
Bedroom 1
Bedroom 3
First Floor
For illustrative purposes
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