

# 4 Cwrt St Cyres

Penarth, Vale of Glamorgan, CF64 2UE



A spacious four bedroom detached family home located on a small, select development close to St Cyres School in Penarth. The property is approached via a long private road and has ample off road parking to the front for a number of vehicles. Once inside, the property has a large entrance hall, three reception rooms, kitchen, utility and WC on the ground floor along with four bedrooms and two bathrooms above. There is a very private rear garden with a westerly aspect. The property also benefits from an additional side garden, and a detached double garage. The property is in good order throughout having been well loved and cared for over the years - there is however excellent potential to upgrade and change to suit a number of requirements. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£725,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Hall**

uPVC double glazed front door and side panel. Stairs to the first floor with under stair cupboard. Fitted carpet. Coved ceiling. Power point. Central heating radiator. Doors to the sitting room, dining room, WC and the kitchen.

#### **Sitting Room** 14' 6" x 20' 11" (4.42m x 6.37m)

A large triple aspect sitting room with uPVC double glazed windows to the front and side as well as double doors to the rear into the garden. Fitted carpet. Two central heating radiators. Feature fireplace with a stone surround and hearth and a gas fire. Coved ceiling. Power points and TV point.

#### **Dining Room** 14' 3" x 11' 9" (4.35m x 3.57m)

The second reception room, currently used as a dining but ideal as a playroom or a large home office. Fitted carpet. Two uPVC double glazed windows to the front. Coved ceiling. Central heating radiator. Power points.

#### **Kitchen** 10' 7" x 12' 2" into recess (3.22m x 3.7m into recess)

Tiled floor. Two uPVC double glazed windows to the side. Fitted kitchen comprising wall units and base units with laminate work surfaces and tiled splashbacks. Integrated appliances including an electric oven and grill, four burner gas hob with extractor hood over and a dishwasher. Freestanding counter-level fridge. One and a half bowl ceramic sink with drainer. Coved ceiling. Central heating radiator. Power points. The kitchen is accessed from the hall and in turn opens into the breakfast room to the rear.

#### **Breakfast Room** 13' 8" x 9' 8" (4.16m x 2.94m)

A wonderful room off the kitchen, with uPVC double glazed window and double doors overlooking and giving access into the garden. Tiled floor. Coved ceiling. Two central heating radiators. Power points. Door to the utility room.

#### **Utility Room** 7' 5" x 7' 9" (2.25m x 2.36m)

Tiled floor. Fitted work surfaces to both sides and with base cupboards and a taller cupboard. Plumbing for washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear and a door to the side into the garden. Power points.

#### **WC**

Tiled floor and part tiled walls. WC and pedestal sink. Central heating radiator. Coved ceiling. Central heating radiator.

### First Floor

#### **Landing**

An attractive minstrel style gallery landing with large uPVC double glazed window to the front. Fitted carpet. Coved ceiling. Hatch to the loft space. Power points. Central heating radiator. Built-in cupboard.

#### **Bedroom 1** 14' 4" x 15' 1" max (4.36m x 4.6m max)

This is a very spacious master bedroom to the front of the house, with a large en-suite bathroom. Two uPVC double glazed windows to the front. Fitted carpet. Fitted wardrobes and drawer units. Central heating radiator. Power points. Coved ceiling. Door to the en-suite.

#### **En-Suite** 10' 9" x 7' 10" (3.27m x 2.4m)

A large en-suite bathroom with a suite comprising of a panelled bath, shower cubicle with mixer shower, a WC and a pedestal sink. Tiled floor and fully tiled walls. uPVC double glazed window to the side. Central heating radiator. Fitted light over the sink, with shaver point. Extractor fan.

#### **Bedroom 2** 11' 7" plus wardrobes x 10' 4" (3.52m plus wardrobes x 3.14m)

Another double bedroom with fitted wardrobes, this time to the rear of the house and with two uPVC double glazed windows that overlook the garden. Fitted carpet. Coved ceiling. Power points. Central heating radiator.

**Bedroom 3** 11' 7" x 10' 4" (3.52m x 3.14m)

The second front facing double bedroom. Two uPVC double glazed windows to the front. Fitted carpet. Central heating radiator. Coved ceiling. Power points.

**Bedroom 4** 8' 7" x 9' 9" (2.62m x 2.98m)

Single bedroom, ideal as a home office and with a uPVC double glazed window to the rear that overlooks the garden. Fitted carpet. Coved ceiling. Power points. Central heating radiator.

**Bathroom** 12' 5" x 6' 6" (3.78m x 1.98m)

Suite comprising a panelled bath, shower cubicle with mixer shower, a pedestal sink and a WC. Tiled floor and fully tiled walls. Central heating radiator. Coved ceiling. Fitted light with shaver point. Extractor fan.

**Outside**

**Front**

Very generous off road parking for at least four vehicles. Mainly laid to block paving and with an area of stone chippings and mature planting.

**Garage** 22' 0" x 17' 5" (6.7m x 5.3m)

A large double garage with attic space. Power points and electric light. Two electric up and over doors.

**Side Garden**

The property has a small area of lawn to the side, next to the garage. This gives access from the front of the house to the rear garden.

**Rear Garden**

This is a very pleasant rear garden with a large lawn and areas of paved patio. Mature, well stocked borders. The garden is extremely private and enjoys a westerly aspect - perfect for afternoon and evening sun. There wide, gated side access on both sides. Outside tap and light.

**Additional Information**

**Tenure**

The property is freehold (WA887697).

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3768.63 for 2026/27.

**Utilities**

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

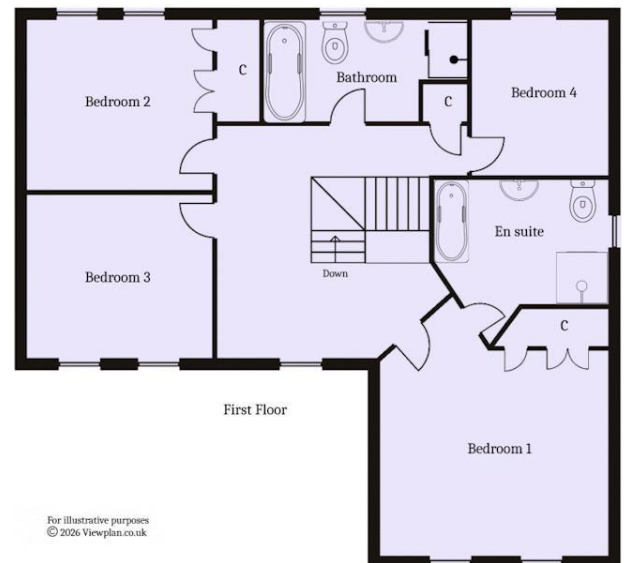
**Approximate Gross Internal Area**

1886 sq ft / 175.2 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Floor Plan



For illustrative purposes  
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