

36 Elfed Avenue

Penarth, Vale of Glamorgan, CF64 3LY



A two bedroom semi-detached house, owned by the same family since it was first sold and now for sale with no onward chain. Ideal for first time buyers, downsizers and investors, the property needs considerable upgrading but has excellent potential for extension and loft conversion as well as having the scope for off road parking. Currently comprises the hall, living room, kitchen and store on the ground floor as well as the two bedrooms and bathroom above. Close to the convenience store, community centre and park as well as having easy access to schools. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£199,950

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Accommodation

Ground Floor

Hall

Original terrazzo flooring. uPVC double glazed front door and a window to the side. Stairs to the first floor. Doors to the living room and kitchen. Central heating radiator. Phone point.

Living Room *10' 9" max x 20' 11" (3.28m max x 6.37m)*

An open plan living room with uPVC double glazed windows to the front and rear. Fitted carpet. Gas fire. Power points and TV point.

Kitchen *7' 8" x 12' 8" into doorway (2.33m x 3.87m into doorway)*

Fitted kitchen comprising wall units and base units with laminate work surfaces. Freestanding cooker and washing machine. Single bowl stainless steel sink with drainer. Built-in under stair cupboard with gas combination boiler. Part tiled walls. Power points. Door to the rear into the lobby.

Lobby *7' 10" max x 3' 4" (2.4m max x 1.02m)*

Doors into the rear store and at either side to the garden.

Store *7' 10" x 5' 9" (2.39m x 1.75m)*

Window to the rear.

First Floor

Landing

Stripped timber flooring to the stairs and landing. uPVC double glazed window to the side. Doors to all rooms. Built-in cupboard.

Bedroom 1 *15' 3" plus wardrobe x 9' 2" max (4.65m plus wardrobe x 2.79m max)*

Double bedroom with uPVC double glazed window to the front and built-in wardrobe. Stripped timber flooring. Central heating radiator. Power points.

Bedroom 2 *9' 1" x 11' 6" (2.77m x 3.51m)*

Double bedroom with uPVC double glazed window to the rear. uPVC double glazed window. Stripped timber floor. Central heating radiator. Power point.

Bathroom *5' 0" x 5' 7" (1.53m x 1.71m)*

Vinyl floor. Panelled bath with electric shower and a pedestal sink. Tiled walls. uPVC double glazed window to the rear.

WC *2' 6" x 5' 7" (0.75m x 1.71m)*

A separate WC. Vinyl floor and walls. WC. uPVC double glazed window to the rear.

Outside

Front

Lawned front garden with pathway to the front door. Low brick wall with iron railings.

Rear Garden

An enclosed rear garden laid to lawn and with a patio area, deck and timber shed. Side access to the front.

Additional Information

Tenure

The property is freehold (WA155739).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Approximate Gross Internal Area

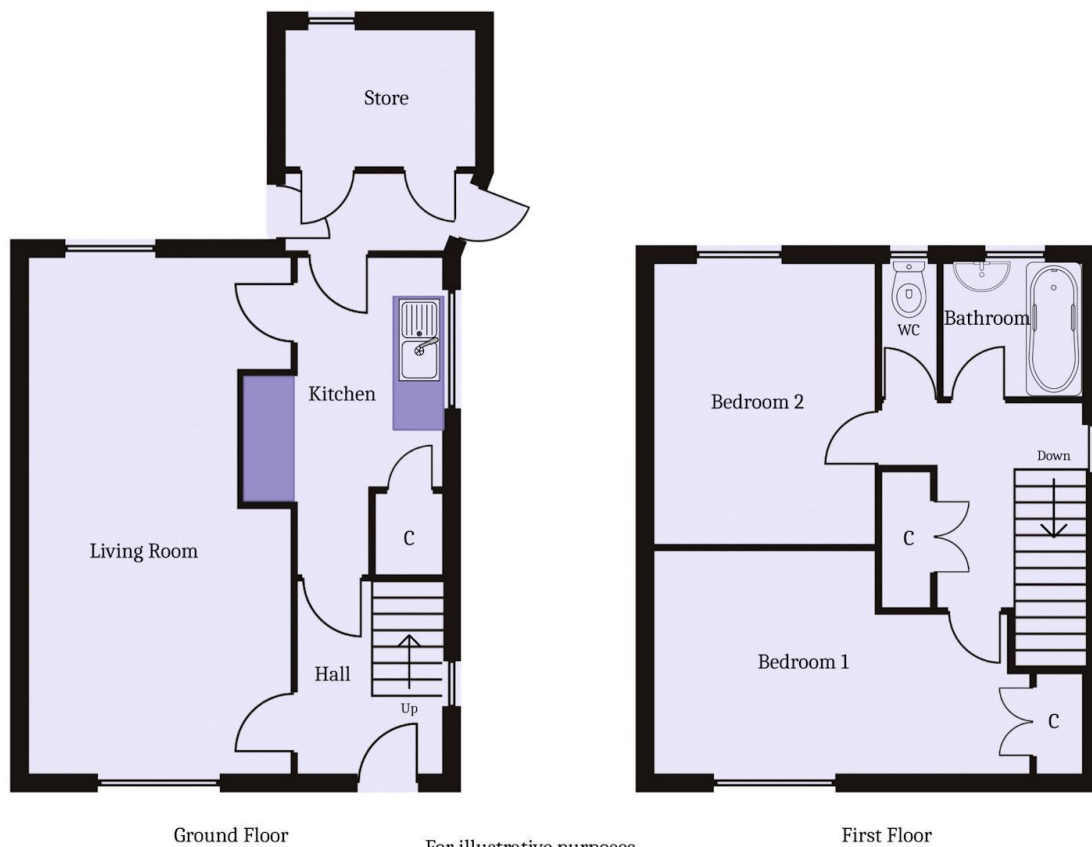
781 sq ft / 72.6 sq m.

Utilities

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

Energy Performance Certificate

Floor Plan



For illustrative purposes
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