48a Victoria Road

Penarth, Vale of Glamorgan, CF64 3HY









A modern end-terrace popular in a very popular location close to Penarth town centre and with excellent off road parking, a lovely garden and a large coach house with lane access. The property is found in good order throughout but has extremely good potential for upgrading, adaption and change to suit a number of needs. The accommodation currently comprises a porch and entrance hall, sitting room, kitchen / diner, WC and utility room on the ground floor, three bedrooms, a kitchenette, study and two bathrooms on the first floor plus a large store room and fourth bedroom on the top floor. Viewing is strongly advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£800,000

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Accommodation

Porch *5' 4" x 4' 10" (1.62m x 1.47m)*
Composite front door with double-glazed leaded panels, tiled flooring and electric light. Wooden glazed-panel inner door to the hall.

Hall *5' 7" x 13' 6" (1.69m x 4.12m)*
Tiled flooring continuing from the porch, coved ceiling, central heating radiator and recessed spotlights. Glazed-panel timber door to the inner hall, with a wooden glazed-panel sliding door leading to the utility room and kitchen beyond.

Inner Hall *11' 3" x 5' 8" (3.42m x 1.73m)*
Tiled flooring continuing from the main hall, built-in cupboard, central heating radiator and power point. Glazed-panel doors to the kitchen/diner and sitting room, door to the WC and staircase to the first floor.

WC *4' 11" x 3' 1" (1.5m x 0.93m)*
Fully tiled room comprising a WC and wash hand basin. Fitted mirror and extractor fan.

Sitting Room *20' 3" x 13' 1" (6.16m x 3.98m)*
An attractive reception room with wood-effect tiled flooring and two sets of uPVC double-glazed windows to the front, both fitted with Venetian blinds. Feature electric fire with stone surround, coved ceiling, two central heating radiators, power points and TV points.

Kitchen / Diner *20' 1" x 16' 2" max (6.12m x 4.92m max)*
A spacious, partially divided kitchen/diner extending across the rear of the property, with uPVC double-glazed windows and double doors overlooking and opening onto the garden. Tiled flooring continuing from the entrance hall and inner hall, central heating radiator and power points. The fitted kitchen comprises wall and base units with wooden doors and quartz-effect laminate work surfaces. Integrated electric oven and grill, four-burner gas hob with extractor hood above, single-bowl ceramic sink with drainer, plumbing for a dishwasher and space for an under-counter fridge/freezer. Door to the utility room.

Utility Room *5' 10" x 10' 5" (1.77m x 3.17m)*
Tiled flooring, fitted base units with laminate work surface, plumbing for a washing machine and dryer, single-bowl stainless steel sink with drainer and power points. Wall-mounted gas boiler and uPVC double-glazed door to the garden.

First Floor

Landing
Fitted carpet to the stairs and landing, power point and doors to three bedrooms and the bathroom. Further door opening to the staircase leading to the informal loft room and top-floor storage area.

Bedroom 1 *9' 8" x 13' 1" (2.95m x 4m)*
A double bedroom to the front of the property, with fitted carpet and uPVC double-glazed windows fitted with Venetian blinds. Extensive built-in bedroom furniture comprising wardrobes, drawer units, overhead storage, bedside tables and a double bed recess. Coved ceiling, central heating radiator and power points. Door to the dressing room.

Dressing Room *10' 2" max x 8' 2" (3.09m max x 2.49m)*
Fitted carpet, two built-in wardrobes and a large built-in cupboard housing the hot water cylinder. uPVC double-glazed windows to the front with fitted Venetian blinds, central heating radiator, coved ceiling and power points. Doors through to the study and en-suite bathroom.

Study *5' 4" x 8' 2" (1.62m x 2.49m)*
A small study situated at the front of the property, forming part of the main bedroom suite. uPVC double-glazed window to the front with fitted Venetian blind, fitted carpet, central heating radiator and coved ceiling. Sliding door through to the en-suite bathroom.

En-Suite *5' 5" x 11' 5" (1.64m x 3.49m)*
Vinyl flooring and fully tiled walls. Suite comprising a bath with mixer shower, wash hand basin with storage below, WC and bidet. uPVC double-glazed window to the side, recessed spotlights, extractor fan, shaver point, central heating radiator and fitted mirror.

Bedroom 2 *9' 11" x 10' 0" (3.01m x 3.05m)*
A double bedroom to the rear of the property, with uPVC double-glazed window overlooking the garden and fitted Venetian blind. Wood-effect vinyl flooring, corner wash hand basin with storage below, central heating radiator and power points.

Bedroom 3 *9' 11" x 10' 0" (3.02m x 3.06m)*
Another well-sized bedroom with wood-effect vinyl flooring, uPVC double-glazed window overlooking the rear garden with fitted Venetian blind, central heating radiator and power points. The room opens into a kitchenette, providing a versatile additional space suitable for a variety of purposes.

Kitchenette *5' 8" x 9' 1" (1.73m x 2.78m)*
Wood-effect vinyl flooring, fitted wall and base units with laminate work surfaces, single-bowl stainless steel sink with drainer and recess for a fridge/freezer. Part-tiled walls and uPVC double-glazed window to the rear overlooking the garden, fitted with a Venetian blind.

Bathroom *6' 2" max x 10' 5" max (1.87m max x 3.18m max)*
Vinyl flooring and fully tiled walls. Suite comprising a panelled bath, walk-in shower with electric shower, washbasin and WC. Central heating radiator and bathroom cabinet with mirrored doors.

Second Floor

A spacious second-floor area comprising a storeroom and an informal loft room, currently used as a bedroom.

Store Room / Study / Sitting Room *12' 0" x 13' 1" (3.67m x 3.98m)*
Fitted carpet, eaves storage to both sides, built-in wardrobe and hatch providing access to additional loft space. Glazed panel door and windows to the bedroom.

Informal Loft Room *12' 4" x 16' 1" (3.77m x 4.91m)*
Fitted carpet, uPVC double-glazed window to the rear with fitted Venetian blinds, enjoying attractive views over the garden and surrounding streets, extending across the Bristol Channel to Flat Holm and Steep Holm. Central heating radiator and washstand with sink and storage beneath. Power points.

Outside

Front
The property benefits from excellent off-road parking to the front, with space for at least two vehicles. The frontage features mature planting, including trees and hedging, together with a natural stone-paved patio area.

Rear Garden
An attractive, mature rear garden featuring a sizeable paved patio accessed from both the kitchen/diner and utility room. Beyond the patio is a well-proportioned lawn, framed by the original coach house. The garden benefits from mature planting throughout, an outside tap and lighting, together with a pathway leading from the patio down to the coach house. A greenhouse is also included.

Coach House / Garage *14' 6" x 24' 5" (4.43m x 7.43m)*
Measuring approximately 4.43m x 7.43m at ground-floor level, the coach house provides useful garage and storage space. There is a roller shutter door and an up-and-over door to the front, together with a wooden door to the rear providing access into the garden. A Velux window is positioned above the rear door. The garage has an electricity supply, with lights on both levels and power points on the ground floor. The upper-level, loft-style storage area is accessed via a loft ladder and measures approximately 3.26m x 3.89m. This space benefits from a Velux window to the side.

Additional Information

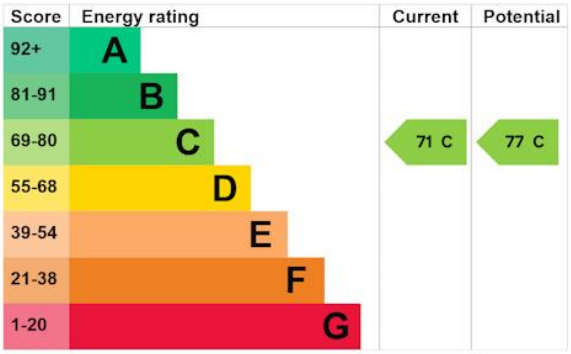
Tenure
The property is freehold (WA102742).

Council Tax Band
The Council Tax band for this property is F, which equates to a charge of £3266.15 for 2026/27.

Approximate Gross Internal Area
1895 sq ft / 176.1 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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