# 4 St Marks Road

Penarth, Vale of Glamorgan, CF64 3PF









A detached three bedroom property located on a quiet road overlooking the Old Penarthians rugby ground and with a large rear garden. A much loved family home for many, many years, the property is now being sold with no onward chain and would make a wonderful family home, close to schools and providing easy access to the town centre. The property currently comprises a porch and entrance hall, two reception rooms, conservatory, kitchen and WC on the ground floor as well as three bedrooms and a bathroom above. There is off road parking to the front, a garage and the large rear garden. Viewing advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£625,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

## Accommodation

## Ground Floor

**Porch** *7' 1" max x 5' 8" max (2.15m max x 1.72m max)*
Tiled floor and tiled walls. uPVC double glazed front door and windows along with inner doors into the lobby. Electric light.

**Lobby** *6' 0" x 5' 1" (1.82m x 1.56m)*
Fitted carpet. Built-in cupboards. Doors to the WC and hall.

**Hall**
Fitted carpet. uPVC double glazed window to the front. Doors to the sitting room and kitchen. Central heating radiator. Coved ceiling. Power points.

**Sitting Room** *17' 6" x 11' 11" into recess (5.33m x 3.63m into recess)*
A very pleasant sitting room with a large uPVC double glazed window to the front that overlooks the front garden and out over the Old Penarthians rugby ground. Fitted carpet. Stone fireplace with gas fire. Coved ceiling. Central heating radiator. Power points. Open to the dining room.

**Dining Room** *11' 7" x 9' 7" (3.52m x 2.91m)*
The second reception room, joining the sitting room to the kitchen and conservatory. Fitted carpet. Coved ceiling. Central heating radiator. Picture rails. Power points.

**Conservatory** *10' 4" x 12' 9" max (3.16m x 3.88m max)*
A large conservatory with tiled floor, uPVC double glazed windows and doors overlooking the garden and a perspex roof. Central heating radiator. Electric light and fan. Power points.

**Kitchen** *11' 10" x 9' 5" (3.6m x 2.88m)*
A fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven and grill, a four burner gas hob, an extractor hood and a counter level fridge. Plumbing for a washing machine. Twin bowl composite sink with drainer. Pantry cupboard with shelving and a double glazed window to the side. Double glazed door and window to the garden. Power points. Tiled floor and fully tiled walls.

**WC** *5' 11" x 5' 10" (1.81m x 1.77m)*
A fully tiled ground floor WC with WC and sink with storage below. Heated towel rail. uPVC double glazed window to the rear. Low level cupboard with electric meter and fuse board.

## First Floor

**Landing**
Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Large built-in cupboard with fitted shelving. Hatch and ladder to the loft space, which is sizeable and gives excellent potential for a loft conversion. Coved ceiling. Doors to all three bedrooms and the bathroom.

**Bedroom 1** *11' 11" x 11' 11" (3.63m x 3.64m)*
Double bedroom with uPVC double glazed window to the front that overlooks the Old Penarthians rugby ground. Central heating radiator. Coved ceiling. Fitted wardrobes to one wall. Fitted carpet. Power points.

**Bedroom 2** *9' 6" plus fitted wardrobe x 11' 11" (2.9m plus fitted wardrobe x 3.64m)*
The second front facing double bedroom, once again with uPVC double glazed window to the front that overlooks that Old Penarthians. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points. Coved ceiling.

**Bedroom 3** *10' 5" plus fitted wardrobe x 9' 6" (3.17m plus fitted wardrobe x 2.9m)*
The third double bedroom, this time with uPVC double glazed window to the rear that overlooks the garden. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points. Coved ceiling.

**Bathroom** *11' 1" x 6' 6" (3.38m x 1.97m)*
A large bathroom with suite comprising of a panelled bath with hand shower fitting, a corner shower cubicle with mixer shower and a vanity unit with sink, WC and storage below. Vinyl floor and fully tiled walls. Recessed lights. uPVC double glazed window to the rear. Heated towel rail. Extractor fan.

## Outside

**Front**
Off road parking to the front of the house, laid to block paving that leads to the garage. Lawned front garden with mature plants throughout.

**Rear Garden**
A large, mature rear garden with an easterly aspect which is private, level and made up of areas of paved patio and lawn. Numerous well stocked borders. Access to the front on both sides. Door to the outside store and the garage.

**Store** *4' 11" x 6' 0" (1.51m x 1.83m)*
Store off the back of the garage, with access from the rear garden. Wall mounted gas combi boiler.

**Garage** *8' 8" x 18' 1" (2.64m x 5.5m)*
Single garage with up and over door to the front, a door to the rear garden and a window to the side. Electric light and power points. Fitted shelving.

## Additional Information

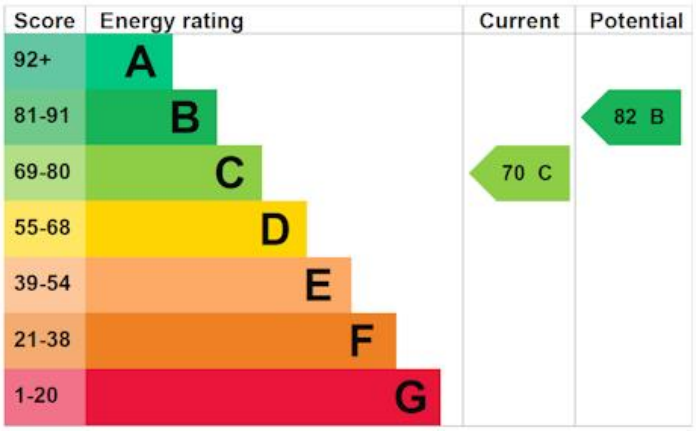
**Tenure**
We have been informed by the sellers that the property is freehold.

**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**
1412 sq ft / 131.2 sq m.

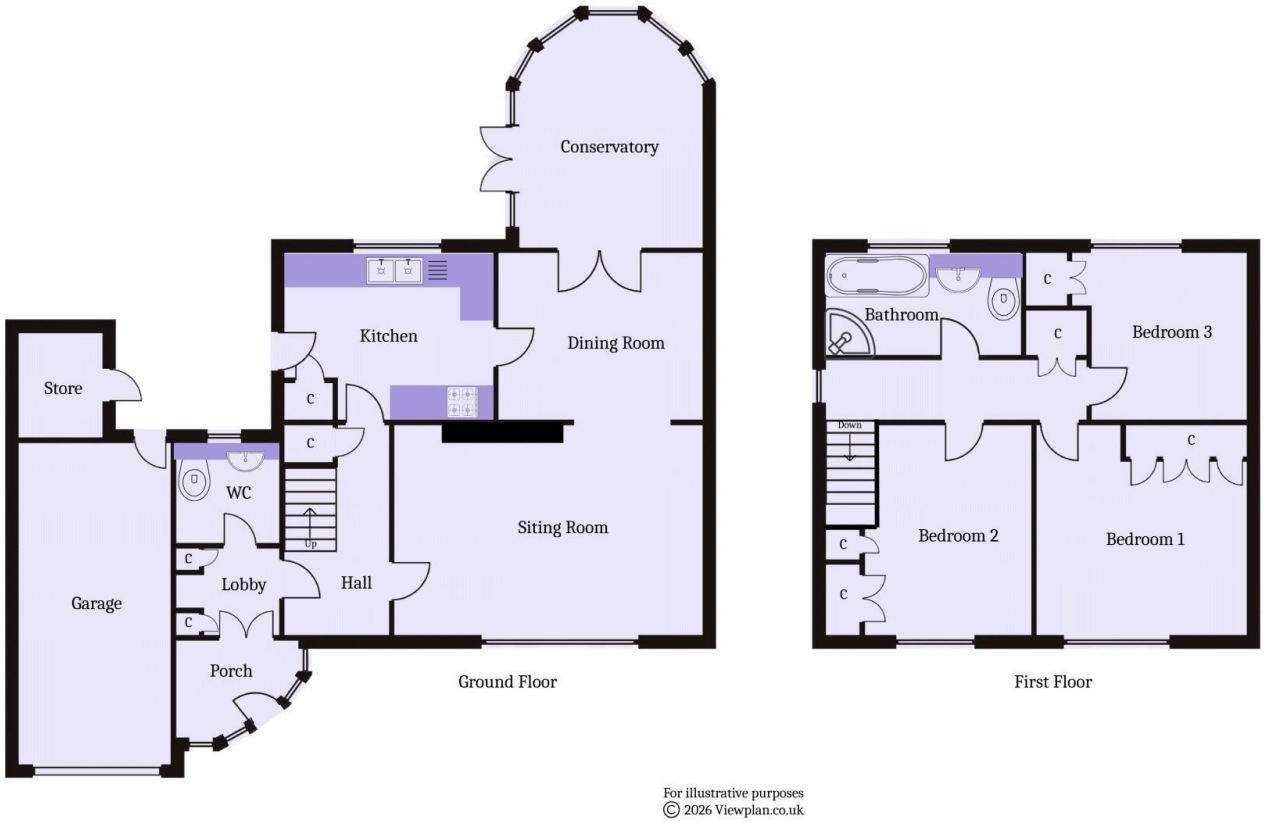
**Utilities**
The property is connected to gas, electricity, water and sewerage services and has gas central heating.

**Energy Performance Certificate**



4 St Marks Road, Penarth, Vale of Glamorgan, CF64 3PF

## Floor Plan










4 St Marks Road, Penarth, Vale of Glamorgan, CF64 3PF





4 St Marks Road, Penarth, Vale of Glamorgan, CF64 3PF

















4 St Marks Road, Penarth, Vale of Glamorgan, CF64 3PF





4 St Marks Road, Penarth, Vale of Glamorgan, CF64 3PF



