

# 10 Meadowside

Penarth, Vale of Glamorgan, CF64 3JX



A modern, detached four bedroom property in a small, quiet development in catchment for a number of schools, including Victoria Primary and Stanwell, and within easy reach of Penarth town centre as well as Sully, Cardiff, the M4 and the wider Vale of Glamorgan. Available with no onward chain and somewhat of a blank canvas ready to be personalised and adapted to suit. The living accommodation comprises the porch and entrance hall, spacious living room, kitchen / diner and WC on the ground floor along with four double bedrooms and two bathrooms above. There is a block paved driveway to the front, for two cars side-by-side, and an enclosed rear garden with patio, lawn and a covered area with hot tub. Viewing advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£540,000**

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## Accommodation

### Ground Floor

#### **Porch 6' 10" x 2' 9" (2.08m x 0.84m)**

uPVC double glazed front door and leaded windows to the front and side. Laminate floor. Electric light. uPVC double glazed inner door to the hallway.

#### **Hall**

Wood effect laminate flooring continued from the porch. Doors to the living room, WC, kitchen and garage. Coved ceiling. Central heating radiator. Power points. Recessed lighting.

#### **Living Room 11' 5" x 17' 9" (3.49m x 5.41m)**

A spacious main living room with uPVC double glazed leaded windows to the front, wood burning stove and double doors to the rear into the kitchen / diner. Wood effect laminate flooring. Central heating radiator. Power points, phone and TV points. Coved ceiling. Recessed lights.

#### **WC 3' 2" x 4' 9" (0.96m x 1.45m)**

Wood effect laminate flooring. WC and sink with storage below. Coved ceiling. Part tiled walls. Central heating radiator. Recessed light.

#### **Kitchen 15' 11" x 9' 6" (4.85m x 2.9m)**

Wood effect laminate flooring. Fitted kitchen comprising wall units and base units with shaker style doors and granite effect laminate work surfaces. Integrated appliances including an electric oven and grill, five zone gas hob, extractor hood and a freestanding dishwasher. One and a half bowl stainless steel sink with drainer. uPVC double glazed window and door to the rear, overlooking and giving access into the garden. Tiled splashbacks. Power points and TV point. Central heating radiator. Under stair cupboard.

#### **Dining Area 11' 5" x 11' 0" (3.48m x 3.35m)**

Wood effect laminate work. uPVC double glazed doors into the garden and doors into the living room. Coved ceiling. Central heating radiator. Power points. Two central heating radiators.

### First Floor

#### **Landing**

Newly fitted carpet to the stairs and landing. Doors to each of the bedrooms and the bathroom. Built-in airing cupboard with fitted shelving and hot water cylinder.

#### **Bedroom 1 11' 5" x 12' 10" (3.49m x 3.9m)**

Double bedroom with en-suite bathroom and a uPVC double glazed window to the front. Wood effect laminate flooring. Central heating radiator. Power points and TV point. Built-in wardrobe. Coved ceiling. Door to the en-suite.

#### **Bedroom 2 8' 1" x 5' 8" (2.47m x 1.72m)**

A fully tiled bathroom with suite comprising a panelled bath with electric shower and glass screen, WC and a pedestal sink. Central heating radiator. uPVC double glazed window to the side. Fitted mirror with light and glass shelf below. Coved ceiling. Recessed lights. Fitted roller blind to the window.

#### **Bedroom 2 13' 2" x 14' 0" to doorway (4.01m x 4.27m to doorway)**

The second front facing double bedroom, with uPVC double glazed window. Wood effect laminate flooring. Fitted wardrobes with mirrored sliding doors. Central heating radiator. Power points. Recessed lighting. Coved ceiling.

#### **Bedroom 3 9' 10" into doorway x 10' 2" (2.99m into doorway x 3.11m)**

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Newly fitted carpet. Fitted wardrobes with mirrored sliding doors. Central heating radiator. Power points. Recessed lighting. Coved ceiling.

**Bedroom 4 9' 5" plus cupboard x 10' 0" (2.88m plus cupboard x 3.05m)**

Another well-proportioned bedroom with newly fitted carpet and uPVC double glazed window to the rear. Fitted wardrobes. Central heating radiator. Power points. Coved ceiling.

**Bathroom 5' 4" x 6' 10" (1.63m x 2.09m)**

Vinyl floor and part tiled walls. Shower cubicle with overhead mixer shower, sink with storage below and WC. uPVC double glazed window to the rear. Recessed lights. Extractor fan. Heated towel rail.

**Outside**

**Front**

Off road parking for two to three cars laid to block paving. Mature planting.

**Garage 9' 0" x 16' 5" (2.74m x 5.01m)**

An integral garage with up and over door to the front and a door to the side into the hall. Electric light. Fitted shelving. Wall mounted gas boiler. Power points.

**Rear Garden**

An enclosed rear garden with an easterly aspect. Areas of paved patio and lawn. Mature planting to one side. Pergola with hot tub. External power points and light. Gated access to the front on both sides.

**Additional Information**

**Tenure**

The property is freehold (WA478031).

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3540.02 for 2025/26.

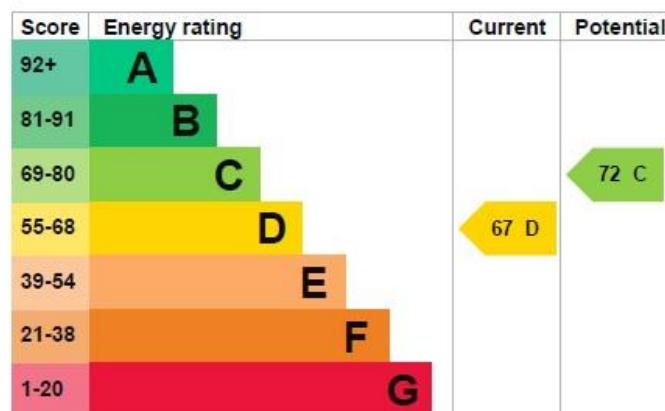
**Approximate Gross Internal Area**

1504 sq ft / 139.7 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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