

10 Shearwater Close

Penarth, Vale of Glamorgan, CF64 5FX



A much loved and very well looked after four bedroom family home, in an excellent location on a corner plot at the start of a quiet cul-de-sac on this popular development. Close to Cosmeston Lakes, the Railway Path and the Cliff Walk while being in catchment for Evenlode and Stanwell Schools. The property would benefit from upgrading throughout but has plenty of potential and currently comprises two reception rooms, kitchen, utility and WC on the ground floor along with the four bedrooms and two bathrooms above. There is driveway parking plus garage to the front and an enclosed rear garden with a southerly aspect. Sold with no onward chain. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£525,000

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Accommodation

Ground Floor

Entrance Hall

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

Living Room 14' 1" x 15' 5" (4.28m x 4.7m)

A spacious living room with dual aspect having uPVC double glazed windows to the front and side. Coved ceiling. Fitted carpet. Two central heating radiators. Power points.

Dining Room 11' 5" x 9' 5" (3.48m x 2.86m)

A second reception room, with access into the conservatory through uPVC double glazed sliding doors. uPVC double glazed window to the front. Fitted carpet. Two central heating radiators. Power points. Coved ceiling.

Conservatory 8' 9" x 9' 10" (2.67m x 3m)

A very pleasant conservatory overlooking and giving access into the garden. Fitted carpet. uPVC double glazed windows and sliding doors. Perspex roof. Electric light.

Kitchen 8' 11" x 12' 2" (2.71m x 3.7m)

Fitted carpet. uPVC double glazed windows to the side and rear. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob and extractor hood. Freestanding counter level fridge. Single bowl stainless steel sink with drainer. Central heating radiator. Power points. Part tiled walls. Door to the utility.

Utility Room 8' 7" x 7' 0" (2.61m x 2.14m)

Fitted carpet continued from the kitchen. Plumbing for washing machine and dryer and a space for a fridge freezer. uPVC double glazed door to the garden. Central heating radiator. Power points.

WC 5' 8" x 2' 10" (1.73m x 0.87m)

Fully tiled walls and a vinyl floor. uPVC double glazed window to the side. WC and sink. Extractor fan.

First Floor

Landing

A part gallery landing with uPVC double glazed window to the front. Fitted carpet. Built-in cupboard with hot water cylinder and fitted shelving. Doors to all four bedrooms and the bathroom. Central heating radiator. Power point. Coved ceiling.

Bedroom 1 14' 1" x 8' 6" (4.28m x 2.6m)

Double bedroom with en-suite bathroom. Fitted carpet. Fitted bedroom furniture comprising two wardrobes, overhead cupboards and two bedside tables with a bed recess between (1.45m). Coved ceiling. Power points. Central heating radiator. Door to the en-suite.

En-Suite 5' 7" x 7' 1" (1.7m x 2.17m)

Fully tiled walls and vinyl flooring. Suite comprising a panelled bath, WC and pedestal sink. Extractor fan. Central heating radiator. Bathroom cabinet with mirrored doors. Shaver point. This bathroom has an electric shower which doesn't function.

Bedroom 2 12' 0" into wardrobes x 10' 0" (3.66m into wardrobes x 3.05m)

Double bedroom with uPVC double glazed window that overlooks the garden. Fitted carpet. Fitted wardrobes to one wall with mirrored sliding doors. Coved ceiling. Central heating radiator. Power points.

Bedroom 3 11' 5" x 9' 5" into doorway (3.49m x 2.86m into doorway)

Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Power points. Coved ceiling.

Bedroom 4 11' 1" into doorway x 6' 9" (3.39m into doorway x 2.05m)

Fitted carpet. uPVC double glazed window to the front. Fitted wardrobe. Central heating radiator. Coved ceiling. Power points.

Bathroom 5' 7" x 8' 5" (1.71m x 2.57m)

A family bathroom with a suite comprising of a panelled bath with electric shower, WC and pedestal sink. Vinyl flooring and fully tiled walls. uPVC double glazed window to the side. Central heating radiator. Shaver point. Bathroom cabinet with mirrored doors.

Outside

Front

Driveway parking for two vehicles. Mature garden with plants, shrubs and lawn.

Garage 16' 8" x 16' 2" (5.09m x 4.93m)

A double detached garage with two up and over doors to the front. Electric light and power points. Loft style storage.

Rear Garden

A very attractive, private and quiet garden with a southerly aspect. Initially a paved patio accessed from the house, which steps up to a well-manicured lawn with pond and mature borders full of mature plants and trees. There is a greenhouse and a space to the side which is laid to paving and stone chippings. Gated access to the front on both sides. Outside light and tap.

Additional Information

Tenure

The property is freehold (WA323132).

Council Tax Band

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

Approximate Gross Internal Area

1290 sq ft / 119.8 sq m.

Utilities

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

Energy Performance Certificate

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

Floor Plan









