

26 Byrd Crescent

Penarth, Vale of Glamorgan, CF64 3QU



A wonderful 1960s semi-detached three bedroom family home, situated in a very popular location close to Cosmeston Lakes and within easy reach of Evenlode and Stanwell schools, two sports grounds and the Cliff Walk. The accommodation comprises of the hall, sitting room and conservatory, kitchen and WC on the ground floor along with the three bedrooms and bathroom above. The property has off-road parking across the full width of the front of the house and a very pleasant, westerly rear garden. Viewing is strongly advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£365,000

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Accommodation

Ground Floor

Hall

Fitted carpet. Central heating radiator with cover. Doors to the sitting room, kitchen and WC. uPVC double glazed front door and windows. Power points and data / phone point.

Sitting Room 10' 7" x 17' 11" (3.23m x 5.47m)

A spacious sitting room with uPVC double glazed windows to the front and double doors to the rear into the conservatory. Fireplace with wooden surround and fitted gas fire. Fitted carpet. Power points. Two central heating radiators. Hatch to the kitchen.

Conservatory 10' 6" x 9' 10" (3.2m x 3m)

Vinyl flooring. uPVC double glazed windows, doors and a perspex roof. Part tiled walls.

Kitchen 13' 8" max x 10' 4" (4.16m max x 3.16m)

Wood effect vinyl flooring. Fitted kitchen comprising of wall units and base units with laminate work surfaces. Freestanding cooker. Plumbing for washing machine, dryer and dishwasher. Space for a tall fridge freezer. Single bowl stainless steel sink with drainer. Part tiled walls. Extractor fan. uPVC double glazed windows and door to the garden. Power points. Wall mounted gas combination boiler.

WC 2' 6" x 7' 1" (0.77m x 2.16m)

Vinyl flooring. WC. uPVC double glazed window to the side. Fitted shelving.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Doors to all three bedrooms and a bathroom. Hatch to the loft space. Power point.

Bedroom 1 11' 6" into recess x 12' 2" (3.51m into recess x 3.7m)

Double bedroom with built-in wardrobe and uPVC double glazed windows to the front. Central heating radiator. Fitted carpet. Power points.

Bedroom 2 10' 8" x 11' 8" (3.24m x 3.55m)

A second front facing double bedroom. Built-in cupboard. Fitted carpet. uPVC double glazed windows to the front with pull down blind. Central heating radiator. Power points.

Bedroom 3 7' 7" x 8' 1" (2.31m x 2.46m)

Single bedroom with uPVC double glazed windows to the rear that overlook the garden. Central heating radiator. Power points.

Bathroom 7' 4" x 5' 6" (2.24m x 1.67m)

Vinyl flooring and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and pedestal sink. uPVC double glazed windows to the rear. Extractor fan. Heated towel rail.

Outside

Front

Off road parking to the front across the full width of the house. Low wall and with fencing to both sides. Gated side access to the rear garden.

Rear Garden

An enclosed rear garden with a westerly aspect. Predominantly laid to lawn and with an area of hardstanding from the house to the store. The store (2.56m x 2.8m) provides excellent additional storage. There is an outside tap and wide gated access to the front.

Additional Information

Tenure

The property is freehold (CYM118194).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2261.18 for 2026/27.

Approximate Gross Internal Area

957 sq ft / 88.9 sq m.

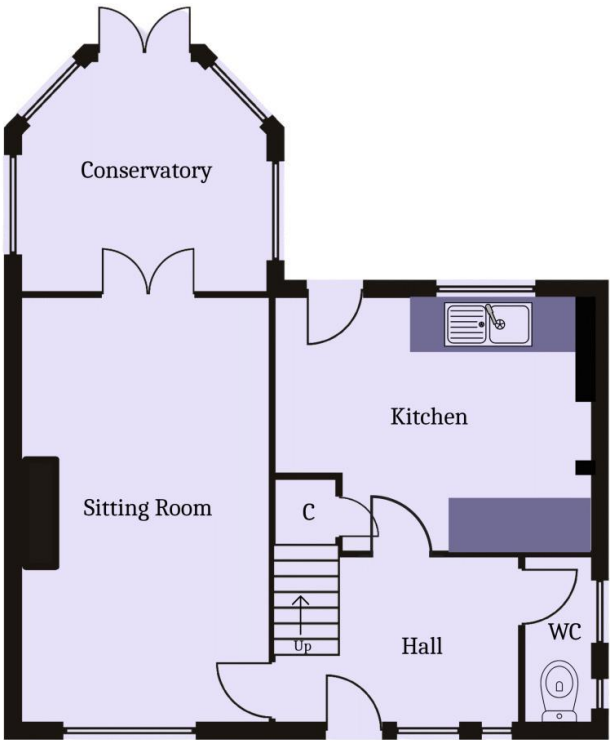
Utilities

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

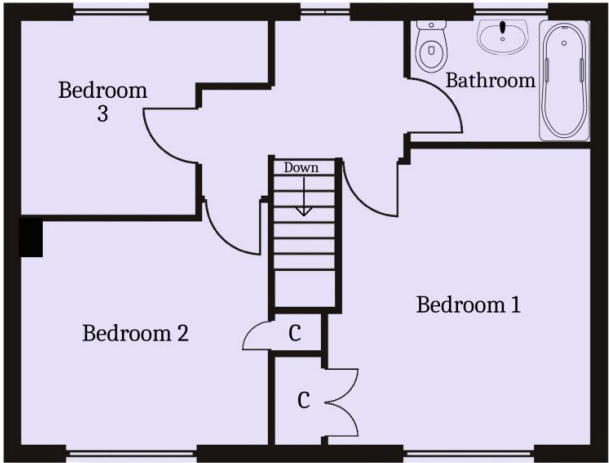
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor









