

4 Bay View

Old Barry Road, Penarth, Vale of Glamorgan, CF64 2NR



A very special ground floor flat in this modern conversion, with a stunning garden and parking for four to five cars, including a double garage, located on the outskirts of Penarth - giving it easy access both in and out of Penarth and to Cardiff and the M4. The property comprises a spacious entrance hall with built-in storage, a very impressive kitchen / dining / living space, two double bedrooms, two bathrooms, a utility room and an additional WC. The garden is extremely good and very private, with various sitting areas and a whole host of mature plants and trees. The property has its own double garage and enough parking for four to five cars. It has been improved by the current owners and is in fantastic condition throughout. A real one-off. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£575,000

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Accommodation

Hall

Fitted carpet. Solid oak doors to all mains rooms including both bedrooms, the bathroom and the open plan living space. Central heating radiator fitted shelf above. Power points and data point. Two built-in cupboards.

Kitchen / Dining / Living Space 25' 9" max x 27' 8" max (7.85m max x 8.44m max)

At the heart of the property is a showstopper living space, complete with kitchen and pantry. This impressive open plan space is as perfect for cosy evening meals as it is for parties and entertaining. There is wood effect LVT flooring throughout and the space can be zoned to suit a number of needs. The fitted kitchen comprises a mixture of base and wall cupboards as well as a pull-out larder and central island with breakfast bar. Integrated appliances include an electric oven, four zone electric hob, recessed extractor hood, fridge freezer and dishwasher. There is a one and a half bowl countersunk stainless steel sink with counter top drainer, instant boiling and filtered water tap. Waste disposal unit. There is recessed lighting throughout and the sitting area has aluminium double glazed bifold doors that open onto the garden. There are two central heating radiators, power points and TV point as well as doors to a built-in cupboard, walk-in pantry, utility room and WC.

Utility Room 8' 5" x 4' 11" (2.56m x 1.49m)

Wood effect LVT flooring continued from the living space. Fitted base units and work surface to match the kitchen. Plumbing for a washing machine and dryer. Single bowl countersunk stainless steel sink with drainer. Central heating radiator. Power points.

WC 5' 7" x 9' 1" (1.7m x 2.78m)

WC and sink with storage below. Tiled floor. Built-in cupboard with fitted shelving. Heated towel rail. Shaver point. Extractor fan.

Bedroom 1 14' 8" x 16' 6" (4.47m x 5.04m)

A large double bedroom with its own dressing room and en-suite bathroom. Fitted carpet. Central heating radiator. Floor to ceiling window overlooking the private garden. Power, data and TV points. Solid oak door to the dressing room.

Dressing Room 7' 6" x 5' 6" (2.29m x 1.67m)

Fitted carpet. Built-in clothes storage to both sides. Door into the en-suite.

En-Suite 7' 6" x 6' 3" (2.29m x 1.91m)

Tiled floor. Suite comprising a walk-in shower with twin head mixer shower and glass screen, a WC and a sink with storage below. Recessed lights and extractor fan. Bathroom cabinet with mirrored door and light. Heated towel rail. Shaver point.

Bedroom 2 11' 9" x 16' 8" (3.59m x 5.08m)

A second very generous double bedroom, this time with uPVC double glazed doors that open onto the decked terrace. Fitted carpet. Central heating radiator. Power, data and TV points.

Bathroom 12' 0" x 7' 1" (3.66m x 2.15m)

A large bathroom with LVT flooring and a suite that comprises of a bath with twin head mixer shower and glass screen, a WC, bidet and sink. Heated towel rail. Fitted mirror. Shaver point. Extractor fan. Part tiled walls.

Outside

Garden

The property benefits from its own private, breathtakingly landscaped garden with areas of composite decking, lawn, stone chippings and a sunken seating area. There is a range of mature planting across the space including mature olive tree, bamboo, rose bushes and laurel hedging. There are outside lights, tap, a timber store and a cupboard that houses the gas combi-boiler. This garden is an extremely fair feature for a property of this nature and is a considerable asset.

Parking

The property benefits from an allocated parking space as well as additional parking for three to four cars in front of the garage.

Garage 19' 3" x 17' 9" (5.88m x 5.42m)

The property has a double garage, with two electric roller shutter doors. There is power and light and part of the garage is currently used as a gym. EV charging point and water supply.

Additional Information

Tenure

The property is leasehold (WA673632) with a term of 999 years from and including 1 January 2023 (996 remaining). We understand that the freehold is currently in the process of being transferred and there will, in future, be a share of the freehold.

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,763.66 for 2026/27.

Service Charge and Ground Rent

There is currently no service charge or ground rent.

Approximate Gross Internal Area

1760 sq ft / 163.5 sq m.

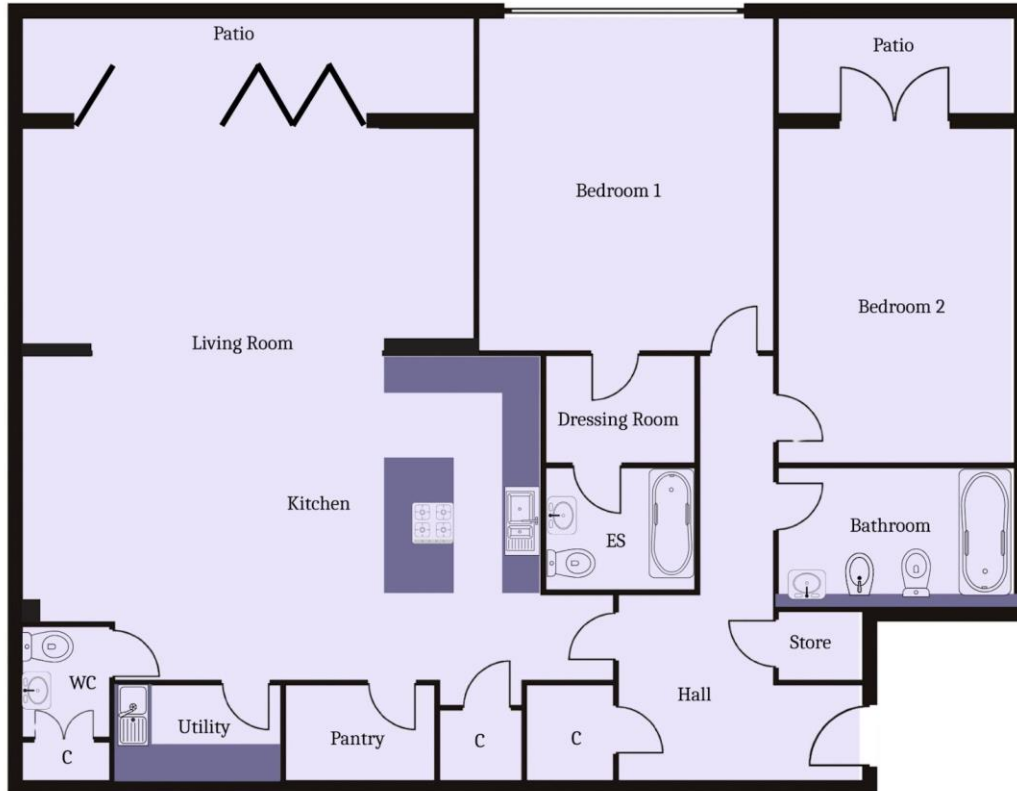
Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating with a new boiler fitted in 2026.

Energy Performance Certificate

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

Floor Plan



For illustrative purposes
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