

21 Plassey Square

Penarth, Vale of Glamorgan , CF64 1HD



A fully refurbished, park fronting period property within a mile of the town centre and with no onward chain. The property will comprise of two reception rooms, kitchen / diner, three first floor bedrooms plus bathroom, and a second floor master suite with bedroom and en-suite. EPC: C.

**David
Baker & Co.**
Estate Agents & Chartered Surveyors
Est. Penarth 1969.



£450,000

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Accommodation

Ground Floor

Entrance Porch 3' 4" x 3' 6" (1.02m x 1.07m)

Patterned ceramic tiled floor. Composite glazed panel front door. Meter cupboard. Timber cladding to dado level.

Entrance Hall

Patterned ceramic tiled floor. Period style central heating radiator. Original moulded coved ceiling.

Lounge 11' 11" into recess x 13' 11" into bay (3.62m into recess x 4.25m into bay)

Main reception room with new uPVC double glazed bay window to the front. Period fireplace. Power points. Fitted carpet. Central heating radiator.

Sitting Room 10' 1" into recess x 12' 3" into recess (3.08m into recess x 3.74m into recess)

Period fireplace. Power points. Central heating radiator. High level uPVC double glazed window to the side.

Kitchen / Diner 15' 11" x 23' 0" (4.84m x 7m)

A newly created, spacious kitchen / diner to the rear of the property. Space ideal for families and for entertaining friends. There will be a comprehensive fitted kitchen with dark navy blue doors, with Corian and solid wood work surfaces, under mounted sink, electric oven, hob, extractor, integrated fridge freezer, wash/dryer, dishwasher and wine cooler. Extractor. Cupboard with gas central heating boiler. uPVC double glazed window to the side and 3 pane bi-fold doors to the garden. Recessed lights and a feature light over the breakfast bar. Power points. Central heating radiator.

Cloakroom

Patterned ceramic tiled floor. WC and wash hand basin.

First Floor

Landing

Fitted carpet. Power points.

Bedroom 1 15' 11" into recess x 11' 5" maximum (4.84m into recess x 3.47m maximum)

Original master bedroom across the full width of the front of the property with new uPVC double glazed bay window and additional uPVC double glazed window giving park views. Fitted carpet. Two central heating radiators. Power points.

Bedroom 2 10' 2" into recess x 11' 6" (3.11m into recess x 3.5m)

Double bedroom with fitted carpet, high level uPVC double glazed window to the side, central heating radiator and power points.

Bedroom 3 13' 9" x 6' 8" (4.2m x 2.04m)

Double bedroom to the rear with fitted carpet, uPVC double glazed window, power points and central heating radiator.

Bathroom 10' 0" x 4' 4" (3.05m x 1.33m)

New suite comprising 800mm x 1200mm shower, WC, wash hand basin and free standing roll top bath. Heated towel rail. Ceramic tiled floor and part tiled walls. uPVC double glazed window to the side. Extractor. Shaver point.

Second Floor

Bedroom 4 11' 9" x 17' 5" (3.59m x 5.3m)

Newly created master bedroom with en-suite. uPVC double glazed window to the rear and two Velux windows to the front. Fitted carpet. Central heating radiator. Power points.

En-Suite 5' 5" x 9' 2" into shower (1.64m x 2.79m into shower)

Suite comprising shower cubicle, wash hand basin and WC. Velux window to the front.

Outside

Front

Forecourt to set the property back from the road.

Rear

Newly landscaped rear garden with areas laid to timber decking and slate chippings. Newly installed perimeter fencing. Two mature trees.

Additional Information

Tenure

We have been informed that the property is freehold.

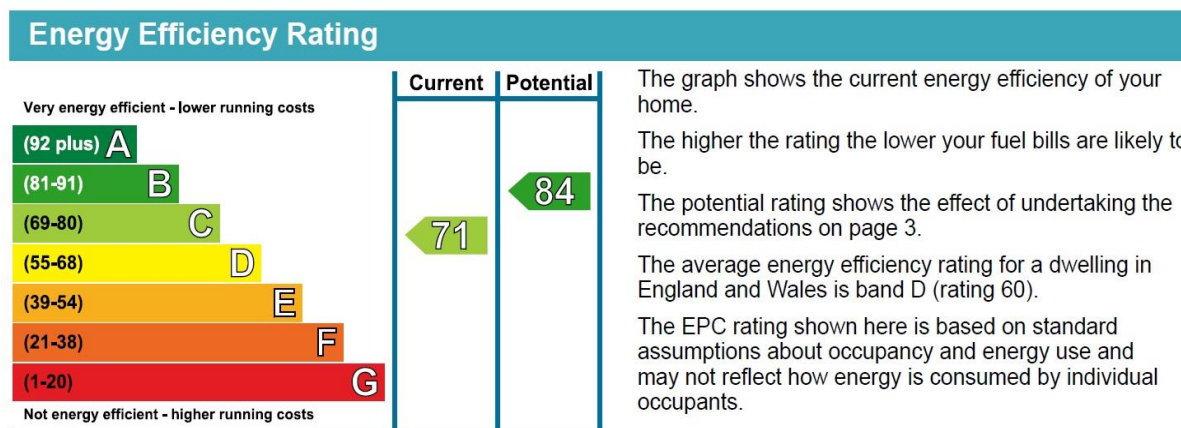
Council Tax Band

We are advised that the council tax band for this property is band D, which equates to £1,576.51 for the year 2019 / 2020. This may be subject to change following completion.

Approximate Gross Internal Area

1550 sq ft / 143 sq m.

Energy Performance Certificate



Floor Plan









