

# 96 Lavernock Road

Penarth, Vale of Glamorgan, CF64 3QF



A detached three bedroom property with very large garden, extensive off road parking and superb potential to extend and / or reconfigure. Located in a very popular part of Penarth in catchment for Evenlode and Stanwell Schools and within easy reach of both Penarth Athletic Club, The Old Penarthians, Cosmeston and The Esplanade and Cliff Tops, the property offers well balanced accommodation comprising porch, hall, two reception rooms, kitchen, cloakroom and utility space on the ground floor along with bedrooms and bathroom above. As well as parking, the property has an integral garage and the rear gardens are mature and private. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£815,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Porch** 8' 4" x 3' 1" (2.55m x 0.95m)

Tiled floor. uPVC double glazed windows and outer door. Timber glazed panel inner door to the entrance hall. Electric light.

#### **Entrance Hall**

Fitted carpet. Central heating radiator. Under stair cupboard. Coved ceiling.

#### **Living Room** 12' 0" x 12' 0" (3.65m x 3.65m)

The main reception room with uPVC double glazed window to the front and doors and windows to the rear overlooking and giving access into the garden. Stone fireplace with electric fire. Power points and TV point. Central heating radiator. Coved ceiling.

#### **Sitting Room** 12' 3" x 12' 7" into bay (3.74m x 3.83m into bay)

Fitted carpet. uPVC double glazed bay window to the front. Coved ceiling. Central heating radiator. Power points. Two fitted wall lights.

#### **Cloakroom** 4' 1" x 4' 6" (1.24m x 1.37m)

Tiled floor and walls. WC, wash hand basin with storage cupboard. uPVC double glazed window to the rear.

#### **Kitchen** 17' 7" maximum x 10' 2" (5.35m maximum x 3.09m)

Wood effect laminate floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, grill, four zone electric hob, extractor hood, microwave, dishwasher and fridge freezer. One and a half bowl sink with drainer. uPVC double glazed windows and doors into the garden. Part tiled walls. Coved ceiling. Power points. Recessed lights. Door to the side area that gives access to the utility room and garage.

#### **Side Area** 4' 0" x 22' 5" (1.22m x 6.82m)

Vinyl floor. uPVC doors to the front and rear. Power points. Fitted shelving. High ceiling with Velux window.

#### **Utility** 8' 0" x 6' 7" (2.45m x 2.01m)

Vinyl floor continued from the side area. Fitted work surface. Plumbing for washing machine and dryer. Space for tall fridge freezer. uPVC double glazed window to the rear overlooking the garden. Fitted wall cupboard. Power points.

#### **Garage** 8' 2" x 15' 3" (2.49m x 4.64m)

Electric roller shutter door to the front. Electric light. Door to the rear into the house. Power points.

### First Floor

#### **Landing**

An attractive central landing with view down to the ground floor. Fitted carpet to the stairs and landing. uPVC double glazed window to the front with fitted shutters. Coved ceiling. Hatch to loft space. Doors to all rooms

#### **Bedroom 1** 12' 0" x 15' 9" (3.65m x 4.8m)

Double bedroom with dual aspect having uPVC double glazed windows to the front and rear. Front window has fitted shutters while the rear has a Roman blind. Fitted carpet. Extensive fitted bedroom furniture including cupboards, wardrobes and drawers. Cupboard with hot water cylinder. Coved ceiling. Central heating radiator. Power points.

#### **Bedroom 2** 12' 3" x 9' 9" (3.73m x 2.96m)

A double bedroom with uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Coved ceiling. Fitted wardrobe and dressing table with storage below and above. Power points.

**Bedroom 3** 12' 3" x 10' 5" (3.73m x 3.18m)

The third double bedroom, this time with uPVC double glazed window overlooking the front, with fitted shutters. Fitted carpet. Fitted bedroom furniture comprising wardrobe, high level cupboards, drawers and shelving. Coved ceiling. Power points. Central heating radiator.

**Bathroom** 7' 3" x 6' 3" (2.2m x 1.9m)

Suite comprising a walk-in shower, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Coved ceiling. Recessed lights. Extractor fan. Shaver point. Tiled walls and floor.

**Outside**

**Front**

A large frontage laid to block paving and paving slabs with mature planting beds and tree. Off road parking for a number of vehicles leading to the garage.

**Rear Garden**

A superb, private and mature rear garden laid predominantly to lawn and with areas of natural stone patios, pathway and stone chippings. Mature trees and planting beds throughout. Timber shed. Gated side access to the front.. Outside tap and light.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA567756).

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3,123.66 for the year 2023/24.

**Approximate Gross Internal Area**

1506 sq ft / 140 sq m.

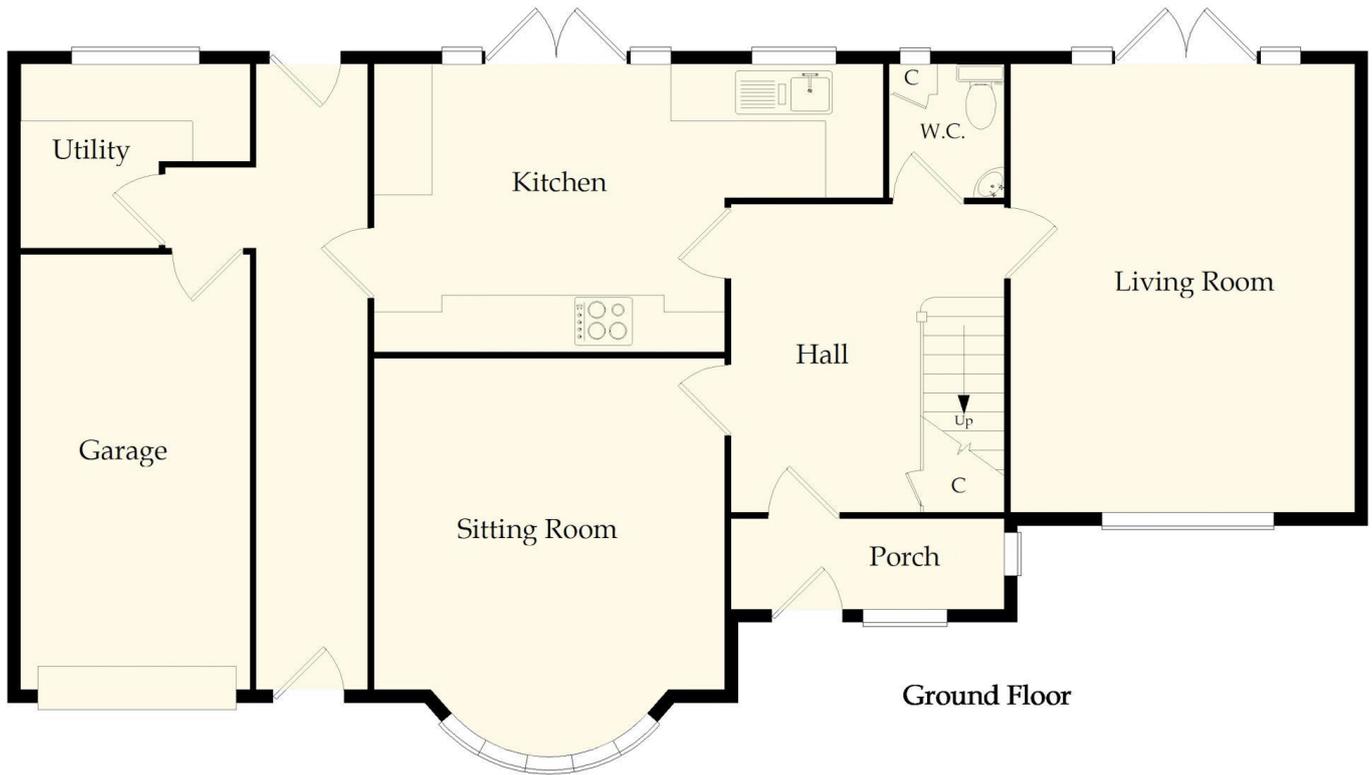
**Planning Permission**

The property benefits from Planning Permission (2023/00573/FUL) for a single storey flat roof extension to rear of property, part two storey extension and rear flat roof dorma to the loft space. Documents are available online or on request.

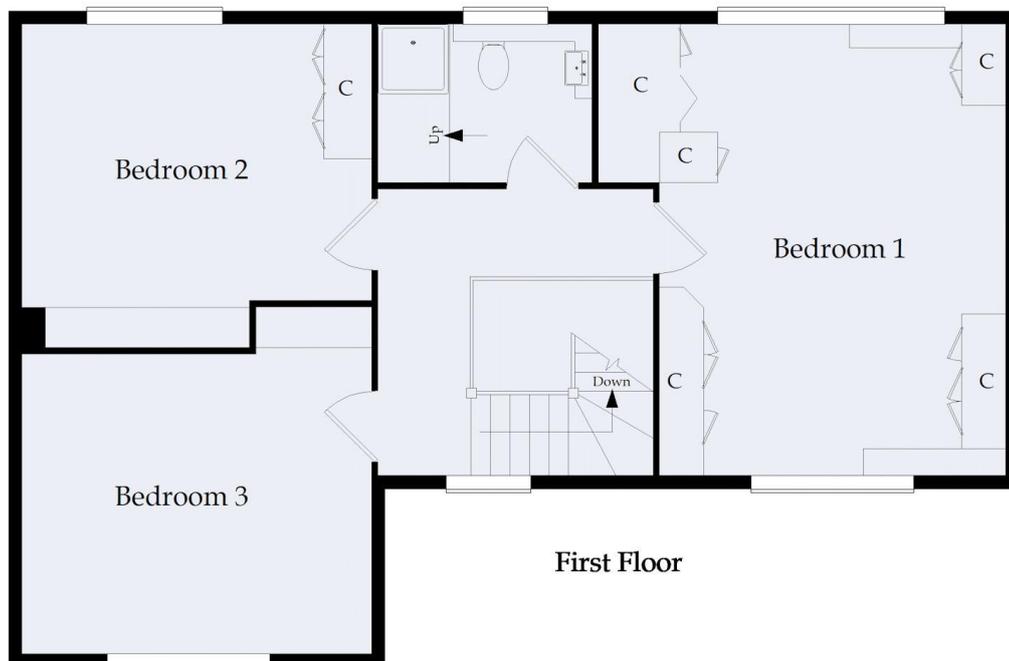
**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



This drawing is for illustrative purposes only (not to scale)  
Copyright © 2024 ViewPlan.co.uk (Ref: VP24-FCT-2, Rev: Org)



This drawing is for illustrative purposes only (not to scale)  
Copyright © 2024 ViewPlan.co.uk (Ref: VP24-FCT-2, Rev: Org)







