

# 12 Coates Road

Penarth, Vale of Glamorgan, CF64 3QQ



A much loved family home located in this extremely popular area in catchment for Evenlode and Stanwell Schools and giving convenient access to both the Old Penarthians, Penarth RFC and Cosmeston Lakes. Typically laid out for a property of this style, with an entrance hall, living room, kitchen, WC on the ground floor plus the three bedrooms and bathroom above. There is the benefit of a sizeable conservatory off the lounge and the property also has off road parking to the front and an enclosed rear garden with garage and rear lane access. Sold with no onward chain. EPC: E.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

**£345,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

## Accommodation

### Ground Floor

#### **Entrance Hall**

Fitted carpet. uPVC double glazed front door and windows. Central heating radiator. Power points. Doors to the living room, cloakroom and kitchen. Stairs to the first floor.

#### **Cloakroom** 2' 6" x 7' 1" (0.77m x 2.15m)

Fitted carpet. uPVC double glazed window to the side. WC and wash hand basin. Tiled walls.

#### **Living Room** 10' 7" x 18' 1" (3.22m x 5.5m)

uPVC double glazed window to the front and sliding doors at the rear into the conservatory. Fitted carpet. Coved ceiling. Two central heating radiators. Power points and TV point. Hatch to the kitchen.

#### **Conservatory** 14' 9" x 9' 6" (4.5m x 2.9m)

Tiled floor. Perspex roof. uPVC double glazed windows and doors into the garden. Power points.

#### **Kitchen** 13' 5" x 10' 6" (4.10m x 3.19m)

Tiled floor. Fitted wall and base units with laminate work surfaces. Single bowl stainless steel sink with drainer. Recess for cooker. Plumbing for washing machine. uPVC double glazed window to the rear. Part tiled walls. Power points. Under stair cupboard and pantry.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Doors to all rooms. uPVC double glazed window to the rear. Power point.

#### **Bedroom 1** 11' 6" x 11' 9" (3.5m x 3.57m)

Double bedroom to the front of the house with uPVC double glazed window. Built-in cupboards to both sides. Fitted carpet. Central heating radiator. Power points.

#### **Bedroom 2** 10' 7" x 11' 9" into doorway (3.23m x 3.57m into doorway)

The second front facing double bedroom overlooking, again with large uPVC double glazed window. Fitted carpet. Built-in cupboard over the stairs. Central heating radiator. Power points.

#### **Bedroom 3** 8' 8" plus wardrobe x 8' 2" (2.64m plus wardrobe x 2.49m)

Single bedroom with uPVC double glazed window overlooking the garden. Fitted carpet. Built-in cupboard. Central heating radiator. Power points.

#### **Bathroom** 10' 2" maximum x 5' 6" (3.1m maximum x 1.68m)

Vinyl floor. Suite comprising a corner shower cubicle with electric shower, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Central heating radiator and heated towel rail. Tiled walls. Coved ceiling.

### Outside

#### **Front**

Off road parking laid to block paving, for two to three cars. Mature hedging.

#### **Rear Garden**

An enclosed rear garden predominantly laid to lawn, with detached garage. Timber shed. Paved patio and another area laid to stone chippings at the rear. Outside tap.

### Additional Information

#### Tenure

We have been informed by the vendor, that the property is held on a freehold basis.

#### Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,780.99 for the year 2022/23.

#### Approximate Gross Internal Area

990 sq ft / 92 sq m.

#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

#### Floor Plan



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