

27 Robinswood Crescent

Penarth, Vale of Glamorgan, CF64 3JF



A three bedroom detached property with large, private rear garden located in a very popular part of Penarth, ideal for young families and downsizers alike being close to schools, sports facilities, the town centre and Esplanade. The property is being sold with no onward chain and comprises an entrance hall, two reception rooms, kitchen / diner, conservatory, utility room and cloakroom on the first floor along with three bedrooms and a bathroom above. The property has excellent off road parking and a garage. Viewing advised. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£735,000

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Accommodation

Ground Floor

Entrance Hall

Fitted carpet. Coved ceiling. Central heating radiator. Doors to the living room, dining room, cloakroom and kitchen. Power points. Stairs to the first floor.

Living Room 12' 0" x 19' 5" (3.66m x 5.93m)

A spacious, dual aspect living room with uPVC double glazed window to the front and sliding door to the rear into the conservatory and with views through to the garden. Central heating radiator. Power points and TV point. Coved ceiling. Feature fireplace with wooden surround, marble hearth and a fitted gas fire.

Dining Room 10' 0" x 12' 7" (3.04m x 3.83m)

The second reception, again opening at the rear into the conservatory through uPVC double glazed sliding doors with views over the garden. Fitted carpet. Coved ceiling. Central heating radiator. Power points.

Kitchen 9' 3" x 20' 7" (2.82m x 6.28m)

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces and integrated appliances including an electric oven, four burner gas hob, extractor hood and counter level fridge. Power points. The kitchen area is open through to the dining space, which has a continuation of the tiled floor, is open to the conservatory and has doors into the utility room and out to the garden.

Conservatory 20' 3" x 9' 11" into bay (6.17m x 3.02m into bay)

A large conservatory from Leekes to the rear of the house that gives access to the garden and joins the living room, dining room and kitchen. Fitted carpet. Two central heating radiators. Power points. uPVC double glazed windows, doors and roof with fitted blinds.

Utility Room 9' 6" x 11' 8" (2.89m x 3.55m)

Tiled floor. Fitted wall and base units with laminate work surfaces. Stainless steel sink with drainer. Plumbing for washing machine and dishwasher. Wall mounted gas central heating boiler. Door to the garage.

Cloakroom 3' 11" x 6' 5" (1.2m x 1.95m)

Fitted carpet. WC and wash hand basin. Central heating radiator. uPVC double glazed window to the side. Coved ceiling.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Coved ceiling. Power point. Built-in cupboard with fitted shelving and hot water cylinder. uPVC double glazed double doors to the front giving access to the balcony (6.3m x 1.14m) and views over the local bowls and tennis clubs.

Bedroom 1 16' 0" x 10' 3" (4.88m x 3.13m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Coved ceiling. Phone point.

Bedroom 2 16' 0" x 10' 4" (4.87m x 3.15m)

The second of the two evenly sized, spacious double bedrooms to the rear of the house with uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Power points. Coved ceiling. Large built-in wardrobes.

Bedroom 3 11' 11" x 8' 11" (3.64m x 2.71m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bathroom 7' 8" x 6' 6" (2.34m x 1.98m)

Fitted carpet. uPVC double glazed window to the front. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. Tiled walls. Heated towel rail. Recessed lights. Coved ceiling. Extractor fan.

Outside

Front Garden

An attractive lawned area with mature tree. In and out driveway that provides off road parking for up to four cars. Covered external porch under the balcony with outside light. Further parking to the side that leads to the garage.

Garage 9' 7" x 9' 0" (2.91m x 2.75m)

Up and over garage door to the front and a door at the rear into the utility room. Gas and electricity meters. Fitted shelving. Electric light.

Rear Garden

A very well landscaped and looked after rear garden which is also extremely private. Patio and lawned areas. Deep and well stocked flower beds to either side. Gated side access to the front. Additional area laid to stone chippings and a further space to the rear which is fully enclosed with fencing and mature hedging and with a timber shed. Mature trees including apple and weeping willow.

Additional Information

Tenure

The property is held on a freehold basis (WAL627047).

Council Tax Band

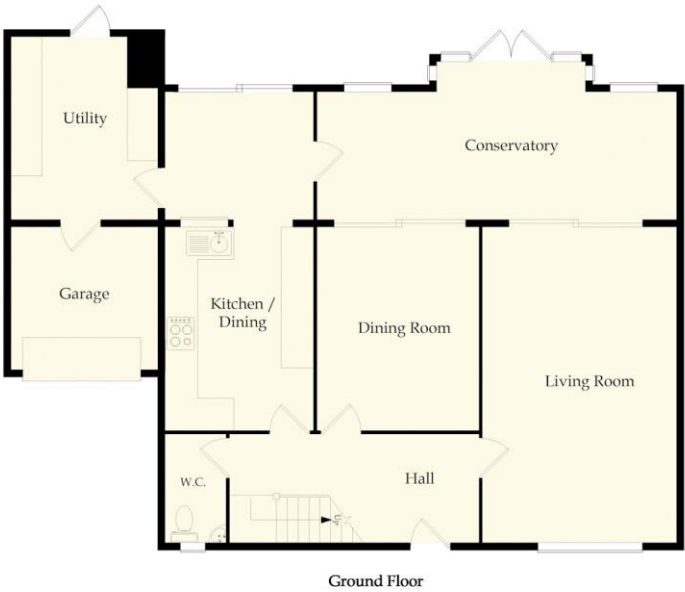
The Council Tax band for this property is G, which equates to a charge of £3,123.66 for the year 2023/24.

Approximate Gross Internal Area

1636 sq ft / 152 sq m.

Energy Performance Certificate

Floor Plan



This drawing is for illustrative purposes only (not to scale)
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