

# 4 Bittern Way

Penarth, Vale of Glamorgan, CF64 5FS



A very well presented, modern detached house with three bedrooms, ideal for young families and older downsizers and located on a good plot, with a south facing garden on this very popular development. The property provides easy access to the Cliff Walk while being close to Cosmeston Lakes as well as in catchment for Evenlode and Stanwell schools amongst others. The accommodation comprises the entrance hall, living / dining room, kitchen and conservatory on the ground floor along with three bedrooms and a bathroom above. There is good parking to the front, a garage to the side and the south facing garden which is typically private for this development. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£435,000**

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**

#### **Entrance Hall**

Composite front door with double glazed panels. uPVC double glazed window to the side. Oak flooring which continues into the living room. Central heating radiator. Power points. Doors into the living room and kitchen. Stairs to the first floor. Recessed lights.

#### **Living / Dining Room 11' 8" x 19' 10" (3.55m x 6.05m)**

A spacious open plan room with very attractive oak flooring, a uPVC double glazed window to the front and glazed doors to the rear into the conservatory. Two central heating radiators. Power points and TV point. Coved ceiling. Recessed lighting throughout.

#### **Kitchen 9' 2" x 11' 7" (2.8m x 3.54m)**

Accessed off the dining area of the living room. Tiled floor. Fitted kitchen comprising wall units and base units with in-frame shaker style doors and wooden work surfaces. Freestanding range cooker with double oven, grill and a five burner gas hob. Extractor hood. Space for an American style fridge freezer. Integrated dishwasher. Single bowl ceramic sink with drainer. Part tiled walls. uPVC double glazed window to the rear overlooking the garden. Power points. Coved ceiling. Recessed lights.

#### **Conservatory 12' 8" x 9' 6" (3.85m x 2.9m)**

A large conservatory onto the garden, with uPVC double glazed windows, doors and roof. Tiled floor. Electric light and power points.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Doors to all three bedrooms and the bathroom. Large hatch to the loft space. Power point.

#### **Bedroom 1 11' 3" x 8' 8" (3.43m x 2.64m)**

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

#### **Bedroom 2 8' 3" x 11' 1" (2.52m x 3.38m)**

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

#### **Bedroom 3 8' 2" x 6' 1" (2.48m x 1.86m)**

A single bedroom, ideal as a nursery, home office or dressing room. uPVC double glazed window to the front with fitted roller blind. Fitted carpet. Built-in cupboard over the stairs. Power points. Central heating radiator.

#### **Bathroom 6' 3" x 8' 6" (1.91m x 2.58m)**

A well-appointed bathroom with a suite comprising of a panelled bath with twin head mixer shower and glass screen, a WC and a sink with storage below. Fitted wall cabinet with mirrored doors. Heated towel rail. Tiled floor and fully tiled walls. uPVC double glazed window to the rear. Recessed lights.

### **Outside**

#### **Front**

A lawned garden area and off road parking for two cars laid to block paving. Gated access to the rear garden.

#### **Rear Garden**

An enclosed garden with a southerly aspect, laid to lawn and with a natural stone patio. Two timber sheds - both of which has a power supply and one has a hot tub. Mature planting to both sides. Gated access to the front. Door to the garage. Outside tap.

**Garage 8' 3" x 16' 3" (2.51m x 4.95m)**

Up and over garage door to the front and a door to the rear into the garden. Wall mounted gas combination boiler. Plumbing for a washing machine. Power points and light. Loft style storage above.

**Additional Information**

**Tenure**

The property is freehold (WA305498).

**Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2596.01 for 2025/26.

**Approximate Gross Internal Area**

830 sq ft / 77.1 sq m.

**Utilities**

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

**Energy Performance Certificate**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Floor Plan**



































