

# 9 Brockhill Way

Penarth, Vale of Glamorgan, CF64 5QD



A modern four bedroom detached house, located on a large and private corner plot in a very popular development, within easy reach of the Railway Path, Cliff Walk, Cosmeston Lakes, Glamorganshire Golf Club and in catchment for some excellent schools. The ground floor comprises an entrance hall, two reception rooms plus conservatory, a cloakroom and kitchen while there are four bedrooms and two bathrooms above. The property has very good off road parking, a double garage and a fantastic rear garden. Very well cared for over the years and also with scope for upgrading and extension if required. No chain. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£545,000**

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 uPVC double glazed windows to both sides. Wood flooring. Stairs to the first floors. Doors to both reception rooms, the kitchen and the cloakroom. Central heating radiator. Under stair cupboard. Power point and phone point.

#### **Living Room 13' 10" x 15' 5" (4.22m x 4.69m)**

A dual aspect main reception room with uPVC double glazed window to the front and sliding doors to the rear into the conservatory. Fitted carpet. Stone fireplace with fitted gas fire. Two central heating radiators. Power points and TV point. Coved ceiling.

#### **Conservatory 12' 1" x 12' 6" (3.69m x 3.81m)**

A spacious conservatory with a tiled floor and uPVC double glazed windows, roof and double doors into the garden. Fitted roller blinds. Power points. Central heating radiator.

#### **Dining Room 11' 5" x 9' 4" (3.47m x 2.84m)**

A second reception room, ideal as a dining room, sitting room, playroom or home office. Fitted carpet. uPVC double glazed window to the front. Coved ceiling. Power points. Central heating radiator.

#### **Kitchen 18' 0" x 12' 2" (5.49m x 3.71m)**

Tiled floor. Fitted kitchen comprising a mixture of wall units and base units with quartz work surfaces and matching upstands. Cooker with oven, grill and four zone electric hob. Extractor hood. Plumbing for a dishwasher and washing machine. Space for a tall fridge freezer. One and a half bowl ceramic sink with drainer. Part tiled walls. Power points. uPVC double glazed windows to two sides and a door to the rear into the garden.

#### **WC 5' 9" x 2' 9" (1.74m x 0.84m)**

Tiled floor and part tiled walls. WC and sink. uPVC double glazed window to the side with fitted roller blind.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Built-in cupboard with hot water cylinder and fitted shelving. uPVC double glazed window to the front. Central heating radiator. Power point. Doors to all bedrooms and the bathroom.

#### **Bedroom 1 14' 0" x 8' 10" (4.26m x 2.69m)**

Double bedroom with en-suite shower room and a uPVC double glazed window to the rear overlooking the garden. Vertical blinds to the windows. Central heating radiator. Power points and TV point. Coved ceiling. Fitted carpet. Door to the en-suite.

#### **En-Suite 5' 6" x 6' 11" (1.68m x 2.12m)**

A tiled shower room with suite comprising a shower cubicle with mixer shower, a WC and sink. Central heating radiator. Shaver point. uPVC double glazed window to the rear.

#### **Bedroom 2 12' 1" x 10' 0" (3.68m x 3.04m)**

Double bedroom to the rear of the house, with a uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Power points.

#### **Bedroom 3 11' 4" x 9' 7" (3.46m x 2.91m)**

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

#### **Bedroom 4** 10' 11" x 6' 3" (3.34m x 1.9m)

A single bedroom with uPVC double glazed window to the front. New fitted carpet. Power points. Central heating radiator.

#### **Bathroom** 5' 11" x 7' 10" (1.8m x 2.4m)

Tiled floor and fully tiled walls. Suite comprising a panelled bath with electric shower, a WC and a sink. uPVC double glazed window to the side. Central heating radiator. Recessed light.

### **Outside**

#### **Front**

Due to the position of the plot, the property has extensive off road parking to the front. Laid to paving and stone chippings. Access to the garage and rear garden. Outside light.

#### **Garage** 16' 7" x 16' 4" (5.06m x 4.98m)

Double garage with two up and over doors to the front. Electric light and power points. Loft style storage above. Fitted shelving.

#### **Rear Garden**

A very impressive rear garden with feature planting to one side, a well-proportioned lawn, patio and a sizeable space to the side that gives access to the front. This garden has a westerly aspect and is full of very nicely structured plants and trees. There is an outside tap and gated access onto Brockhill Rise to the side.

### **Additional Information**

#### **Tenure**

The property is freehold (WA461362).

#### **Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3540.02 for 2025/26.

#### **Approximate Gross Internal Area**

1403 sq ft / 130.3 sq m.

#### **Utilities**

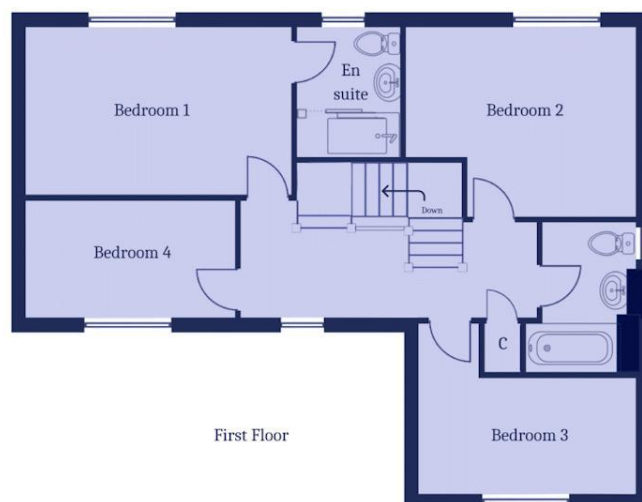
The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

#### **Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Floor Plan



For illustrative purposes  
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