

# 10 Royal Close

Penarth, Vale of Glamorgan, CF64 1NJ



A superb three-storey semi-detached property in this landmark Penarth development with panoramic views over Cardiff and the Bristol Channel. Stylish low maintenance living comprising an entrance hall, kitchen / diner, impressive living room, four bedrooms, four bathrooms, additional WC, utility room and integral garage. The property has off road parking to the front as well as an attractive garden where you can make the most of the views. Sold with no chain. EPC: C.

**David  
Baker & Co.**

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## Offers Over £800,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
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## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Reinforced wooden front door with double glazed panels. Doors to the garage, study and WC. Stairs down to the kitchen / diner and up to the living room with oak hand rail and glass balustrade. Thermostat for the lower heating zone. Power points. Phone point. Virgin fibre broadband line to the router.

#### **Study** 6' 9" x 7' 3" (2.06m x 2.22m)

Fitted carpet. Hardwood double glazed window to the front with fitted shutters. Power points. Central heating radiator.

#### **Integral Garage** 10' 6" maximum x 18' 7" (3.19m maximum x 5.66m)

Hormann electric sectional door to the front and a hardwood window to the side. Door into the entrance hall. Wall mounted gas boiler. Lights. Power points. Fitted shelving.

#### **WC** 4' 5" x 6' 0" (1.34m x 1.84m)

Tiled floor. WC and wash hand basin. Central heating radiator. Extractor vent, which is part of the built-in ventilation system. Recessed lights. Dado rails.

#### **Kitchen / Diner** 23' 7" x 11' 9" (7.18m x 3.59m)

Amtico tiled floor. Fitted kitchen comprising a mixture of units with gloss doors and Brazilian marble work surfaces. Integrated appliances including an electric oven, grill, microwave, four zone electric hob and extractor hood (all Bosch). Integrated dishwasher. Recess for fridge freezer. One and a half bowl stainless steel sink. Power points and TV point. Extractor vent. Hardwood double doors out into the garden room.

#### **Garden Room** 12' 8" x 8' 1" (3.87m x 2.47m)

Glazed roof and sliding doors to the sides which provide access into the garden. Tiled floor. Power points and recessed, remote controlled dimmable lights.

#### **Utility Room** 4' 11" x 4' 3" (1.5m x 1.3m)

Fitted worksurface. Plumbing for washing machine and space for a counter level fridge. Extractor fan. Power points.

### **First Floor**

#### **Half Landing**

Fitted carpet to the stairs and landing, with further stairs up to the main first floor level. Glazed oak double doors into the living room. Large walk-in cloakroom.

#### **Living Room** 23' 7" x 11' 9" (7.19m x 3.58m)

An impressive room with very high ceiling and panoramic views across Cardiff Bay, the Taff Valley to the west and Bristol Channel to the east. Fitted carpet. Hardwood double glazed window and double doors that give access onto the balcony. Two central heating radiators, one with cover. Power points, phone point and TV point.

#### **Main Landing**

Fitted carpet. Central heating radiator with cover. Walk-in airing cupboard with sensor controlled light, fitted shelving and Megaflo hot water cylinder. Power points. Doors to two bedrooms and the main bathroom. Recessed lights.

#### **Bedroom 3** 11' 4" maximum x 11' 1" maximum (3.46m maximum x 3.38m maximum)

Double bedroom to the front of the property with en-suite shower room. Fitted carpet. Hardwood double glazed window with fitted wooden shutters. Power points. Central heating radiator.

**En-Suite 3** 4' 7" x 7' 11" (1.39m x 2.42m)

Tiled floor and part tiled walls. Hardwood double glazed window to the side. Suite comprising a shower cubicle with thermostatic mixer shower, WC and wash hand basin. Shaver point. Heated towel rail. Recessed lights. Extractor fan.

**Bedroom 4** 11' 11" x 7' 3" (3.64m x 2.21m)

Double bedroom with large hardwood window to the front and fitted wooden shutters. Fitted carpet. Power points. Central heating radiator.

**Bathroom** 6' 4" x 7' 11" (1.94m x 2.41m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with hand shower fitment, WC and wash hand basin. Heated towel rail. Recessed lights. Extractor fan.

**Second Floor**

**Second Floor Landing**

Fitted carpet to the stairs and landing. Central heating radiator with cover. Doors to bedrooms 1 and 2.

**Bedroom 1** 16' 9" plus wardrobes x 11' 10" (5.1m plus wardrobes x 3.6m)

A spacious double bedroom with superb views over Cardiff to the rear of the house and a well-proportioned en-suite bathroom. Extensive fitted wardrobes with mirrored sliding doors. Hardwood double glazed windows. Central heating radiator. Fitted carpet. Power points and TV point. Thermostat for the upper heating zone. Door to the en-suite.

**En-Suite** 9' 9" x 5' 3" (2.98m x 1.61m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with thermostatic mixer shower, WC and wash hand basin. Velux window to the side. Shaver point. Heated towel rail. Recessed lights. Extractor fan.

**Bedroom 2** 16' 8" plus wardrobes x 9' 6" (5.09m plus wardrobes x 2.9m)

The second top floor double bedroom with en-suite, this time with a large hardwood double glazed window to the front which has fitted wooden shutters. Fitted carpet. Fitted wardrobes to one wall with sliding mirrored doors. Central heating radiator. Power points. Door to the en-suite. Access to the loft with loft ladder and lighting.

**En-Suite 2** 9' 9" x 5' 3" (2.98m x 1.61m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with thermostatic shower mixer, WC and wash hand basin. Heated towel rail. Velux window to the side. Shaver point. Recessed lights. Extractor fan.

**Outside**

**Front**

Parking for two cars side-by-side laid to block paving. Access to the garage and a covered external porch leading to the front door, with bin store. Access to the secure lean-to at the side of the property.

**Rear Garden**

Rear garden laid to Cotswold stone chippings, heavy duty porcelain paving and flower border. This area opens onto the communal lawn that runs along the rear of all Royal Close properties. Mature planting throughout and wonderful views across Cardiff Bay and Penarth Marina. Timber shed. Outside tap and lights.

Additional Information

Tenure

The property is held on a freehold basis (CYM578998).

Council Tax band

The council Tax band for this property is H, which equates to a charge of £3,748.40 for the year 2023/24.

Approximate Gross Internal Area

2088 sq ft / 194 sq m.

Notes

The property benefits from a Vent-Axia MVHR whole-house ventilation system with heat recovery.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



























