

# 18 Bittern Way

Penarth, Vale of Glamorgan, CF64 5FS



A modern, spacious and versatile detached house located at the top of this very popular development in a quiet cul-de-sac within easy reach of the Cliff Walk. The property has a double storey extension to the side and has ground floor living accommodation that comprises an entrance hall, sitting room, kitchen / dining / living space, utility room, bedroom with en-suite (equally suited to being a home office or gym) and a WC. There are then three bedrooms and two bathrooms on the first floor. The property benefits from good off road parking to the front as well as a private and enclosed rear garden with side access from the lane. The property is in catchment for Evenlode and Stanwell Schools and viewing is highly recommended. EPC: C.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £585,000

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## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

A spacious hallway with ceramic tiled floor throughout, giving access to the sitting room, kitchen and WC. Coved ceiling. Central heating radiator. Under stair cupboard. uPVC double glazed window with leaded stained glass. uPVC double glazed front door and window with Venetian blind.

#### **Cloakroom**

Suite comprising wash hand basin and sink. Ceramic tiled floor. Coved ceiling. Large wall mirror. Heated towel rail.

#### **Lounge 11' 5" x 15' 3" (3.48m x 4.64m)**

The main sitting room, with uPVC double glazed window to the front. Fitted carpet. Venetian blind to the window. Attractive period style fireplace. Coved ceiling. Power points.

#### **Kitchen / Dining / Living 17' 9" max x 20' 4" max (5.42m max x 6.22m max)**

Glazed door from the hall. Ceramic tiled floor. Fitted kitchen comprising wall units and base units with white gloss doors and quartz work surfaces and a breakfast bar. Integrated appliances including a double oven, four burner gas hob, extractor fan, fridge freezer, additional freezer and a dishwasher. Single drainer one and a half sink unit with filter tap. Recessed lighting. Power points. This room opens into a sitting area with ceramic tiled floor, two central heating radiators, power points, coved ceiling, recessed lighting and two uPVC double glazed sets of doors leading out to the garden. Double doors to bedroom and en-suite. Door to the utility room.

#### **Utility Room 4' 7" x 20' 4" (1.40m x 6.19m)**

Ceramic tiled floor. Power points. Plumbing for washing machine. Cupboard containing the gas combination boiler. Fitted wall and base units with laminate work surfaces. uPVC double glazed window and door to the side. One and a half bowl stainless steel sink with drainer. Extractor fan. Recessed lighting. Hatch and ladder to the boarded roof space. uPVC double glazed window with Venetian blind.

#### **Bedroom 4 / Home Office 13' 6" x 10' 9" (4.11m x 3.27m)**

A very useful additional space that is currently used as a bedroom but would be equally suitable as a home office, gym or additional reception room. Laminate flooring. Two sets of uPVC double glazed double doors to the rear garden with roller blinds. Coved ceiling. Recessed lighting. Central heating radiator. Power points. Double doors to walk-in wardrobe with hanging and storage. Door to en-suite. This room could be an excellent second reception room opening onto the garden.

#### **En-Suite**

A fully tiled shower room with suite comprising a shower cubicle, WC and wash hand basin with storage. Extractor fan. Heated Towel rail. Recessed lighting. uPVC double glazed window with roller blind.

### **First Floor**

#### **Landing**

uPVC double glazed windows to the front with roller blinds. Airing cupboard. Power point. Fitted carpet to stairs and landing. Hatch to the loft space.

#### **Bedroom 1 11' 2" x 8' 8" (3.40m x 2.64m)**

Double bedroom with uPVC double glazed window to the rear, overlooking the garden and with a fitted roller blind. Coved ceiling. Power points. Central heating radiator. Laminate flooring. Built-in wardrobes with mirrored doors. Door to the en-suite.

#### **En-Suite**

A fully tiled en-suite comprising a shower cubicle, WC and vanity with sink. Heated towel rail. uPVC double glazed window with fitted roller blind. Extractor fan. Recessed lighting.

### Bedroom 2 14' 6" x 8' 3" (4.42m x 2.51m)

The second double bedroom, this time with two uPVC double glazed windows to the front - both with fitted roller blinds. Laminate flooring. Power and TV points. Two central heating radiators. Recessed lighting. Coved ceiling. Fitted wardrobes and cupboard.

### Bedroom 3 11' 2" x 8' 8" (3.40m x 2.64m)

A third first floor bedroom, this time with uPVC double glazed window to the rear, overlooking the garden. Fitted roller blind to the window. Laminate flooring. Central heating radiator. Coved ceiling. Power points. Built-in wardrobes.

### Bathroom 6' 5" x 8' 8" (1.95m x 2.64m)

Quality suite in white comprising panelled bath with shower and screen, low level w.c. and vanity unit with wash hand basin with mirror above. Heated towel rail. Ceramic tiled floor. Fully tiled walls. Recessed lighting.

## Outside

### Front

There is a small front garden, which is paved to give useful off road parking and leads to the garage.

### Garage

Up and over door. Electric light. Power points. Door to the rear garden.

### Rear Garden

The rear garden is enclosed and laid to lawn and flowerbeds, well stocked with flowering shrubs with a paved patio and an area laid to chippings. There is a useful storage shed at the back of the garage. Outside water tap. Gate to one side leading to the front.

## Additional Information

### Tenure

The property is freehold (WA317664).

### Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,596.01 for the year 2025/26.

### Approximate Gross Internal Area

1339 sq ft / 124 sq m.

### Utilities

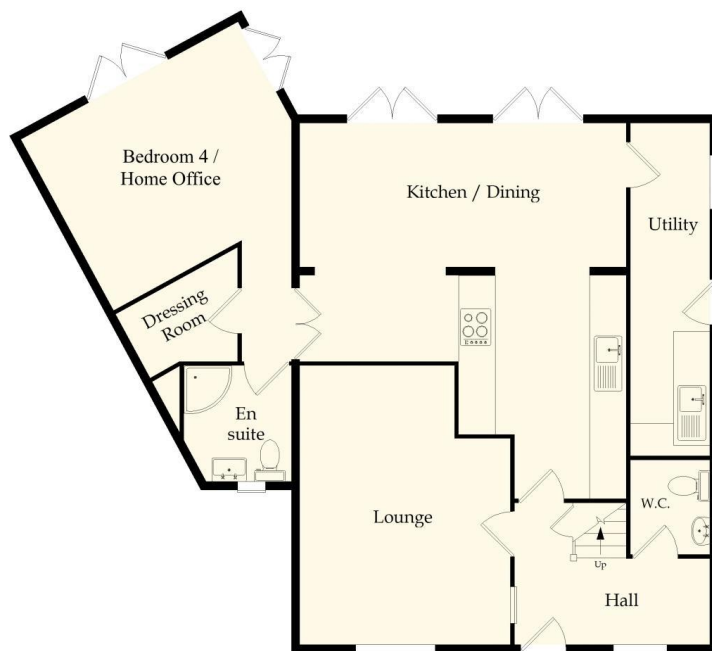
The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Floor Plan



Ground Floor



First Floor

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