

# 84 Redlands Avenue

Penarth, The Vale Of Glamorgan, CF64 2QU



A modern three bedroom end-terrace house located just off Redlands Road, close to Pen-y-Garth, Fairfield, St Cyres and Ysgol y Deri and offering ideal accommodation for first time buyers and downsizers alike. The property comprises a porch, living room, kitchen, conservatory and WC on the ground floor along with the bedrooms and a bathroom above. There is an enclosed rear garden with lane access and the property is being sold with no onward chain. EPC: C.

**David  
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Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

**£299,950**

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## Accommodation

### Ground Floor

#### **Porch** 6' 3" x 2' 6" (1.9m x 0.77m)

Tiled floor. Wooden glazed panel front door and windows to the front and side. uPVC double glazed inner door to the lounge. Light.

#### **Lounge** 17' 7" x 11' 5" (5.37m x 3.48m)

Wood effect laminate floor. Large uPVC double glazed window to the front. Wood fire surround with fitted gas fire (no longer working). Coved ceiling. Central heating radiator. Power points and TV point. Wooden glazed panel door to the inner hall.

#### **Inner Hall** 5' 10" x 11' 8" (1.79m x 3.55m)

Wood effect laminate floor. Doors to the kitchen and WC. Stairs to the first floor. Under stair storage area. Central heating radiator. uPVC double glazed window from the kitchen. Dado rail.

#### **Kitchen** 11' 5" x 13' 2" (3.48m x 4.02m)

Tiled floor. Fitted wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, grill and four burner gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for American style fridge freezer. One and a half bowl stainless steel sink with drainer. Part tiled and part timber clad walls. Coved ceiling. Power points. uPVC double glazed window to the inner hall and sliding doors to the conservatory.

#### **Conservatory** 13' 4" x 11' 3" (4.06m x 3.42m)

uPVC double glazed windows and doors to the garden and a perspex roof. Tiled floor. Central heating radiator and power points.

#### **WC** 5' 10" x 2' 8" (1.79m x 0.82m)

Vinyl floor. WC. uPVC double glazed window to the conservatory. Light. Electrical consumer unit.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Built-in cupboard with Worcester Bosch combi boiler (December 2021) and fitted shelving. Dado rails. Power point. Doors to all rooms and a hatch to the loft space.

#### **Bedroom 1** 10' 9" x 11' 5" (3.27m x 3.48m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Built-in cupboard (no door). Power points.

#### **Bedroom 2** 10' 8" x 11' 7" (3.25m x 3.54m)

Double bedroom with uPVC double glazed window to the rear. Built-in cupboard. Fitted carpet. Central heating radiator. Power points.

#### **Bedroom 3** 6' 7" x 8' 6" (2m x 2.6m)

Single bedroom to the front, with uPVC double glazed window, central heating radiator, fitted carpet and power points.

#### **Bathroom** 6' 7" x 5' 6" (2.01m x 1.68m)

A modern suite comprising a large walk-in shower with electric shower and a vanity unit with wash hand basin, WC and storage. uPVC double glazed window to the rear. Plastic clad walls and ceiling. Recessed lights. Heated towel rail.

## Outside

### Front

An enclosed front garden laid to lawn and with fenced boundaries. Pathway to the front door.

### Rear Garden

An enclosed rear garden mostly laid to block paving. Raised decked area to the rear. Storage shed. Gated lane access.

## Additional Information

### Tenure

We have been informed by the vendor that the property is held on a freehold basis.

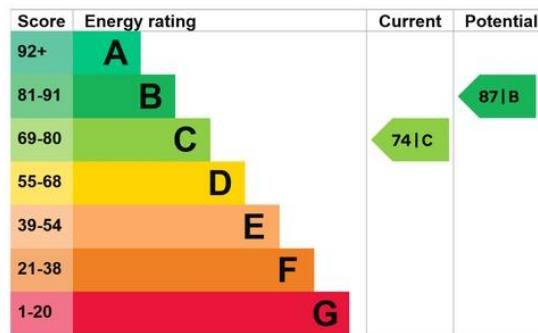
### Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,874.20 for the year 2023/24.

### Approximate Gross Internal Area

1151 sq ft / 107 sq m.

### Energy Performance Certificate



### Floor Plan

