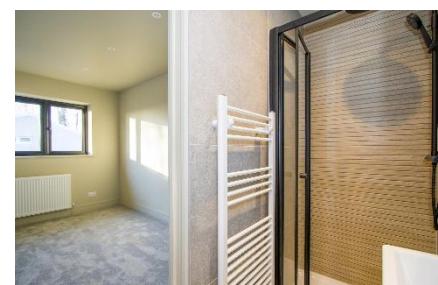


# 3 Berkley Drive

Penarth, Vale of Glamorgan, CF64 3DW



A semi-detached property which has been fully renovated throughout, in a very popular location just off the town centre. Upgraded to a high standard. With accommodation comprising the hall, WC, sitting room open to the dining room and modern kitchen on the ground floor along with 3 bedrooms one with ensuite and bathroom on the first floor. There are gardens to the front, side and rear with off road parking. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**Monthly Rental Of £1,700**

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## Accommodation

### Ground Floor

#### **Porch 5' 4" x 4' 4" (1.62m x 1.33m)**

Composite front door and a uPVC double glazed window to the side. LVT flooring. Built-in shoe cupboard, bench and hanging space. Recessed lights. Open to the hall.

#### **Hall**

LVT flooring. Stairs to the first floor. Doors to the living room and WC. Built-in cupboard with manifold for the under floor heating. Power points. Recessed lighting.

#### **Living Room 11' 11" x 12' 3" (3.64m x 3.73m)**

A large living room, part of the open plan ground floor space with the kitchen / diner. LVT herringbone flooring with under floor heating. uPVC double glazed window to the front. Power points. Recessed lighting. Virgin Media point.

#### **Kitchen / Diner 18' 3" x 11' 3" (5.57m x 3.42m)**

Across the full width of the back of the house, this is a re-designed kitchen and dining space with LVT herringbone flooring that continues throughout the ground floor. Fitted kitchen comprising wall units, larder cupboard and base units with marble style work surfaces and a mixture of wood effect and olive green cabinet doors. Integrated appliances including an electric oven, four zone electric hob, extractor hood, fridge freezer and washing machine. One and a half bowl composite sink with drainer. uPVC double glazed window and sliding doors to the rear into the garden. Recessed lights and feature pendant lighting. Power points.

#### **WC 2' 8" x 6' 3" (0.81m x 1.91m)**

LVT herringbone flooring. WC and sink with storage below. Extractor fan. Sensor controlled Recessed lighting. Mirror.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Built-in cupboard with fitted shelving. Hatch to the loft space. Power points. Doors to all three bedrooms and the bathroom.

#### **Bedroom 1 11' 9" into doorway x 12' 2" (3.57m into doorway x 3.71m)**

Double bedroom with uPVC double glazed window to the front and an en-suite shower room. Fitted carpet. Central heating radiator. Power points. Recessed lighting. Sliding door to the en-suite.

#### **En-Suite 8' 10" x 2' 11" (2.7m x 0.89m)**

A fully tiled en-suite bathroom comprising a shower cubicle with twin head mixer shower, WC and a sink with storage below. Fitted cabinet with mirrored door and light. Heated towel rail. Recessed lights and extractor fan. LVT flooring.

#### **Bedroom 2 11' 11" into doorway x 8' 7" (3.64m into doorway x 2.62m)**

Fitted carpet. uPVC double glazed window to the rear, overlooking the garden. Central heating radiator. Power points. Recessed lighting.

#### **Bedroom 3 8' 5" x 8' 8" (2.57m x 2.65m)**

uPVC double glazed window to the front. Built-in cupboard over the stairs. Fitted carpet. Central heating radiator. Power points. Recessed lighting.

#### **Bathroom 7' 1" x 5' 5" (2.15m x 1.64m)**

A new bathroom with suite comprising a panelled bath with twin head mixer shower and glass screen, WC and sink with storage below. Fitted cabinet with mirrored door and light. Heated towel rail. Recessed lights and extractor fan. uPVC double glazed window to the rear. Tiled walls and LVT flooring.

## Outside

### **Front**

Off road parking to the front for two cars. Gated access into the rear garden.

### **Rear Garden**

Enclosed garden with upper and lower levels. Gated access to the side.

## Additional Information

### **Availability and Furnishing Status**

The property is available immediately pending the successful completion of the application process, on an unfurnished basis.

### **Affordability**

Applicants must be able to prove total gross income of £56,100 per annum in order to successfully pass the application process.

### **Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £3,068.02 for the year 2025/26.

### **Approximate Gross Internal Area**

900 sq ft / 83.6 sq m.

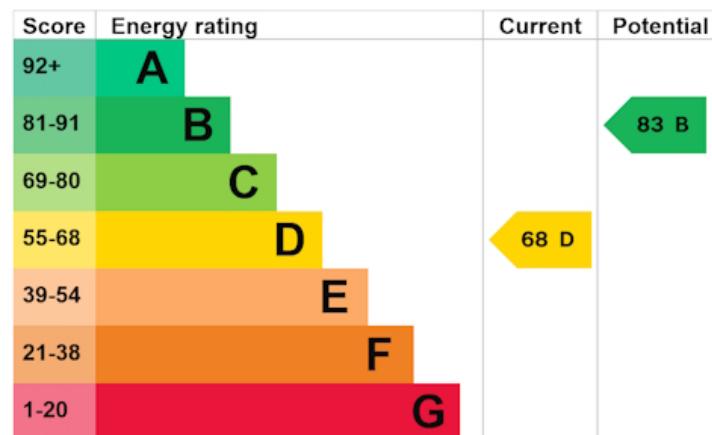
### **Utilities**

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

### **Our Fees**

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, [www.tenancydepositscheme.com](http://www.tenancydepositscheme.com). A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

### **Energy Performance Certificate**



## Floor Plan



For illustrative purposes  
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