

15 Berkley Drive

Penarth, The Vale Of Glamorgan, CF64 3DW



A three bedroom semi-detached property, sold with no onward chain, in this very popular Penarth location in a quiet cul-de-sac close to the town centre and within easy reach of the train station, Esplanade and parks. The property comprises an entrance hall, lounge / diner and kitchen on the ground floor along with the three bedrooms and a bathroom above. There is a private, westerly garden to the rear, off road parking and a garage. The property requires some upgrading but offers excellent potential. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£350,000

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Accommodation

Ground Floor

Hall

Fitted carpet. Central heating radiator. Doors to the kitchen and lounge. Under stairs storage area. uPVC double glazed panel front door with side panel. Power point.

Lounge 12' 6" x 13' 1" (3.80m x 3.98m)

Fitted carpet. uPVC double glazed window to the front and open to the dining room at the rear. Power and television points. Central heating radiator. Coved ceiling.

Dining Room 9' 8" x 12' 0" (2.95m x 3.65m)

Fitted carpet. uPVC double glazed window to the rear. Power points. Door to the kitchen. Coved ceiling. Central heating radiator. Power point.

Kitchen 8' 10" x 11' 10" (2.7m x 3.6m)

Tiled floor. Fitted wall and base units with wood effect laminate work surfaces. Single bowl stainless steel sink with drainer and storage below. Plumbing for washing machine. Freestanding cooker with four burner gas hob, oven and grill. Under stair cupboard. uPVC double glazed window to the rear. uPVC double glazed window to the rear and a door to the side. Part tiled walls. Power points. Door to a pantry.

First Floor

Landing

Fitted carpet. Hatch to the loft space. uPVC double glazed window to the side. Built in cupboard with gas central heating boiler. Coved ceiling.

Bedroom 1 11' 6" x 12' 6" (3.5m x 3.8m)

Double bedroom to the rear of the property. Central heating radiator. Power points. Coved ceiling.

Bedroom 2 9' 6" x 8' 10" (2.9m x 2.7m)

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

Bedroom 3 8' 10" x 8' 10" (2.7m x 2.7m)

Single bedroom with uPVC double glazed window to the front, power points, central heating radiator and a built in cupboard over the stairs.

Bathroom 7' 1" x 5' 11" (2.15m x 1.8m)

Vinyl floor. uPVC double glazed window to the rear with roller blind. Panelled bath, WC and wash hand basin. Part tiled walls. Central heating radiator.

Outside

Front

Front garden laid to lawn and with mature planting. Concrete driveway providing off road parking for two cars, leading to the garage. Gated side access to the garden.

Rear Garden

A private, westerly rear garden laid to lawn and with an area of paved patio. Mature planting beds. Gated side access to the driveway.

Additional Information

Tenure

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

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,492.68 for the year 2021/22.

Approximate Gross Internal Area

861 sq ft / 79 sq m.

Energy Performance Certificate

Floor Plan



This drawing is for illustrative purposes only (not to scale)

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