

# 6 Kestell Drive

Windsor Quay, Cardiff, CF11 7BF



A well-proportioned two bedroom end-terraced house, located in a popular development within easy reach of Cardiff, Penarth and the M4. Available with no onward chain and ideal for first time buyers, investors and downsizers. The property comprises the porch, living room and kitchen on the ground floor along with two double bedrooms and a bathroom above. There is a driveway to the front for one car and a relatively low maintenance rear garden. The property has been improved recently, with new carpets, kitchen work surfaces, sink and decoration throughout. Viewing advised. Sold with no onward chain. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£250,000**

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## **Accommodation**

### **Porch 5' 0" x 3' 1" (1.52m x 0.94m)**

Wooden front door with double glazed panels. Vinyl flooring. Timber glazed panel door to the living room.

### **Living Room 12' 9" x 14' 11" (3.88m x 4.55m)**

A spacious living room with uPVC double glazed window to the front and a door to the rear into the kitchen. New fitted carpet. Central heating radiator. Power points and TV point. Stairs to the first floor.

### **Kitchen 12' 8" x 8' 8" plus space to doorway (3.86m x 2.63m plus space to doorway)**

A kitchen with some dining space across the full width of the house, with a uPVC double glazed window and a wooden door into the garden. Vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated electric oven, four burner gas hob and extractor hood. Freestanding washing machine and fridge freezer. Single bowl sink with drainer. Power points and central heating radiator. Wall mounted gas boiler.

## **First Floor**

### **Landing**

New fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom. Hatch to the loft space.

### **Bedroom 1 12' 10" x 8' 9" plus bay (3.9m x 2.66m plus bay)**

Double bedroom with uPVC double glazed box bay window to the front with deep windowsill. Laminate floor. Central heating radiator. Power points.

### **Bedroom 2 12' 10" x 8' 8" (3.9m x 2.64m)**

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Laminate floor. Central heating radiator. Power points.

### **Bathroom 9' 3" x 5' 7" (2.82m x 1.7m)**

Vinyl flooring and part cladded walls. Suite comprising a panelled bath with electric shower and glass screen, WC and a pedestal sink. Built-in cupboard with hot water cylinder. Central heating radiator. Shaver point. Extractor fan.

## **Outside**

### **Front**

A front lawn and driveway that provides parking for one car.

### **Rear Garden**

An enclosed rear garden with patio and lawn. Mature trees.

## **Additional Information**

### **Tenure**

The property is freehold (WA743977).

### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £1,922.19 for 2025/26.

### **Utilities**

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

### **Approximate Gross Internal Area**

706 sq ft / 65.6 sq m.

Service Charge

There is a service charge of £500.00 per annum.

Service Charge

There is a service charge payable for the maintenance of all external communal spaces and parking areas. This charge is currently £497 per year.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















