

# 76 Beechwood Drive

Penarth, Vale of Glamorgan, CF64 3QZ



A very well presented two double bedroom semi-detached bungalow, located in a popular spot on the local bus route and ideal for downsizers. The property is being sold with no onward chain and comprises an entrance hall, living room, kitchen, conservatory, shower room and the two bedrooms. There is off road parking to the side, with EV charging point, front garden, rear garden and single garage. Viewing advised. EPC: TBC.

**David  
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Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

**£350,000**

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## Accommodation

### **Entrance Hall**

uPVC double glazed panel front door. Fitted carpet. Built-in cupboard. Central heating radiator. Hatch to the loft space. Doors to the bedrooms, living room and bathroom.

### **Living Room 12' 10" max x 13' 11" max (3.91m max x 4.25m max)**

A spacious living room that gives access to the conservatory and kitchen. Fitted carpet. Central heating radiator. Coved ceiling. Wooden fire surround with marble hearth and fitted gas fire. Power points and TV point.

### **Kitchen 11' 1" x ' " (3.37m x m)**

Wood effect laminate floor and part tiled walls. Fitted kitchen comprising wall units and base units with cream doors and wood effect laminate work surfaces. Recess for a cooker and fridge freezer. Plumbing for washing machine. Fitted extractor hood. Wall mounted Vaillant gas boiler. One and a half bowl ceramic sink with drainer. Coved ceiling. Power points. uPVC double glazed window and door overlooking and giving access to the garden.

### **Conservatory 8' 3" x 9' 10" (2.51m x 3m)**

Tile effect vinyl flooring. uPVC double glazed doors, windows and roof. Power points. Ceiling light and fan.

### **Bedroom 1 12' 8" x 10' 6" (3.85m x 3.2m)**

Double bedroom with extensive fitted wardrobes and uPVC double glazed window to the front. Fitted carpet. Coved ceiling. Fitted vertical blinds. Power points. Central heating radiator.

### **Bedroom 2 12' 9" x 10' 6" (3.88m x 3.2m)**

The second double bedroom, again with uPVC double glazed window to the front - with fitted vertical blinds. Fitted carpet. Coved ceiling. Central heating radiator. Power points.

### **Bathroom 8' 1" x 6' 11" (2.47m x 2.11m)**

Wood effect vinyl floor. Suite comprising a corner shower cubicle with mixer shower, WC and wash hand basin with storage below. uPVC double glazed window. Heated towel rail. Tiled walls. Extractor fan and light.

## Outside

### **Front**

Paved front garden and off road parking to the side for up to four cars, leading to the garage. EV charging point.

### **Garage 8' 4" x 17' 3" (2.54m x 5.27m)**

Up and over door. uPVC double glazed window and door to the side into the garden.

### **Rear Garden**

An enclosed rear garden laid to paving and lawn. Gated access to the driveway and with a door into the garage. Mature planting throughout. Outside tap.

## Additional Information

### **Tenure**

The property is held on a freehold basis (WA703015).

### **Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2,290.68 for the year 2023/24.

## Approximate Gross Internal Area

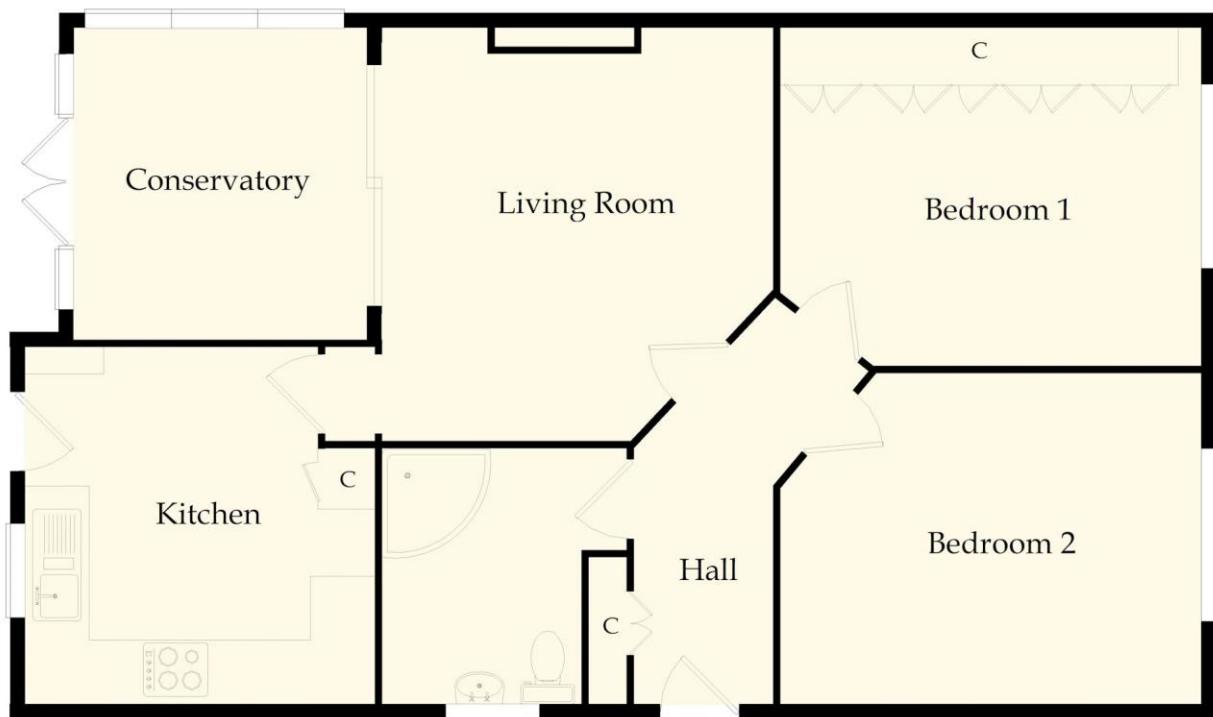
731 sq ft / 68 sq m.

## Utilities and Services

The property is connected to mains electricity, gas and sewerage services. The central heating system is gas fired.

## Energy Performance Certificate

## Floor Plan



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

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