

3 Berkley Drive

Penarth, Vale of Glamorgan, CF64 3DW



A 1960s semi-detached property in need of upgrading throughout but in a very popular location just off the town centre and with superb potential for renovation, upgrading and extension to suit a number of requirements. Located on a well-proportioned corner plot and with accommodation comprising the hall, sitting room open to the dining room and kitchen on the ground floor along with bedrooms and bathroom above. There are gardens to the front, side and rear with potential for off road parking. Sold with no onward chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£395,000

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Accommodation

Ground Floor

Hall

uPVC double glazed front door and window. Fitted carpet. Stairs to the first floor. Doors to the sitting room and kitchen. Central heating radiator. Under stair cupboard. Power point.

Living Room 12' 4" x 12' 8" (3.77m x 3.86m)

A living space open to dining room at the rear. Large uPVC double glazed window to the front. Central heating radiator. Power points. Fitted carpet. TV point.

Dining Room 9' 4" x 12' 0" (2.85m x 3.67m)

Fitted carpet. uPVC double glazed sliding doors to the rear. Door to the kitchen. Central heating radiator. Power points.

Kitchen 8' 10" x 11' 5" (2.7m x 3.48m)

Tiled floor. Built-in cupboard. Fitted kitchen comprising wall units and base units with laminate work surfaces. Power points. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the rear and door to the side. Tiled walls.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Built-in cupboard. Hatch to the loft space. Built-in cupboard with fitted shelving.

Bedroom 1 12' 5" into doorway x 12' 4" (3.79m into doorway x 3.77m)

Double bedroom to the front. uPVC double glazed window. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 12' 6" into doorway x 12' 1" (3.81m into doorway x 3.68m)

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

Bedroom 3 8' 10" x 9' 1" (2.69m x 2.77m)

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

Bathroom 7' 4" x 5' 7" (2.23m x 1.69m)

Vinyl floor and cladded walls and ceiling. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. uPVC double glazed window to the rear. Heated towel rail. Recessed lights.

Outside

Front

A front garden with mature planting and pathway to the front door.

Rear Garden

Enclosed garden to the side and rear, laid to patio (upper level) and artificial grass (lower level) and with mature privacy hedging. Gated access to the front. Timber summer house. Steps down to the lower level. There is potential for off road parking on the lower level.

Additional Information

Tenure

The property is held on a freehold basis (WA131159).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,893.28 for the year 2024/25.

Approximate Gross Internal Area

936 sq ft / 87 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











