

53 Purcell Road

Penarth, Vale of Glamorgan, CF64 3QN



A ground floor extended and loft converted four bedroom semi-detached house, with further potential but well upgraded and offering quality family accommodation in a very popular location. In catchment for Evenlode and Stanwell schools and close to the local convenience store, Cosmeston Lakes and the Old Penarthians. The extended ground floor comprises the hall and dining hall, two reception rooms, kitchen, utility rooms and WC. There are three bedrooms and the bathroom on the first floor as well as the fourth bedroom above. The property has off road parking to the front and a low maintenance rear garden. For sale with no onward chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£435,000

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Accommodation

Ground Floor

Entrance Hall

Solid wood flooring throughout this open plan space that opens into a dining area. Central heating radiator. Composite front door with double glazed panels. Door to the sitting room.

Dining Area 8' 0" x 11' 6" approx (2.43m x 3.5m approx)

Part of the open plan entrance hall, this area provides useful dining space that joins the kitchen and living room. Solid wood flooring continued from the hall. Two uPVC double glazed windows to the side. Central heating radiator. Power points.

Sitting Room 13' 2" into recess x 10' 5" max (4.02m into recess x 3.17m max)

Solid wood flooring. uPVC double glazed window to the front. Central heating radiator. Power points and TV point.

Living Room 12' 1" x 13' 5" (3.68m x 4.08m)

Sliding pocket door from the dining area. Solid wood flooring. Power points and TV point. Central heating radiator. Aluminium double glazed bifold doors into the garden.

Kitchen 9' 11" x 15' 9" (3.01m x 4.79m)

Tiled flooring and a fitted kitchen comprising fitted wall units and base units with granite work surfaces and shaker style cabinet doors. Freestanding range cooker with double oven, grill, warming drawer and a seven burner gas hob. Extractor hood. Space for a fridge freezer. One and a half bowl countersunk sink with drainer. uPVC double glazed window to the side. Tall central heating radiator. Power points. Sliding pocket door into the utility room. uPVC double glazed door to the side, into the garden.

Utility Room 6' 0" x 5' 5" (1.82m x 1.65m)

Fitted base unit and granite work surface to match the kitchen. Plumbing for washing machine. uPVC double glazed window to the rear, with fitted roller blind. Power points. Door to the WC.

WC 3' 6" x 5' 5" (1.07m x 1.65m)

Tiled floor. WC and sink with storage below.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Doors to all rooms. Stairs to the second floor. Power points.

Bedroom 1 12' 0" into recess x 12' 0" (3.67m into recess x 3.65m)

Double bedroom with fitted wardrobes to one wall and uPVC double glazed windows to the front. Laminate flooring. Central heating radiator. Power points.

Bedroom 2 12' 1" into recess x 10' 4" (3.69m into recess x 3.14m)

Double bedroom with uPVC double glazed windows to the rear that overlook the garden. Laminate floor. Central heating radiator with cover. Power points.

Bedroom 3 8' 8" x 7' 4" (2.64m x 2.23m)

Single bedroom with uPVC double glazed window to the front. Central heating radiator. Laminate floor. Power points.

Bathroom 8' 7" x 5' 5" (2.61m x 1.64m)

Tiled floor. Suite comprising a shower cubicle with twin head mixer shower, a WC and a pedestal sink. Two uPVC double glazed windows to the rear - both with fitted roller blinds. Heated towel rail.

Second Floor

Bedroom 4 21' 0" max x 13' 5" (6.39m max x 4.1m)

Small landing at the top of the stairs, with door into the bedroom. Laminate floor. Two Velux windows to the rear and one to the front - all with fitted blinds. Eaves cupboards. Central heating radiator. Power points and TV point. Recessed lighting.

Outside

Front

Off road parking to the front, laid to block paving and with gated access to the rear garden. Area laid to artificial grass.

Rear Garden

An enclosed rear garden with paved patio and artificial grass. Outside tap. Storage shed. Gated access to the front.

Additional Information

Tenure

The property is freehold (WA498901).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,763.66 for 2026/27.

Approximate Gross Internal Area

1432 sq ft / 133.0 sq m.

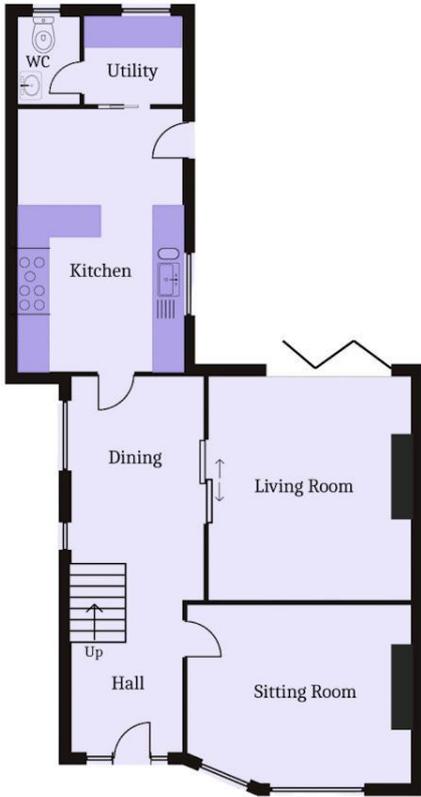
Utilities

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

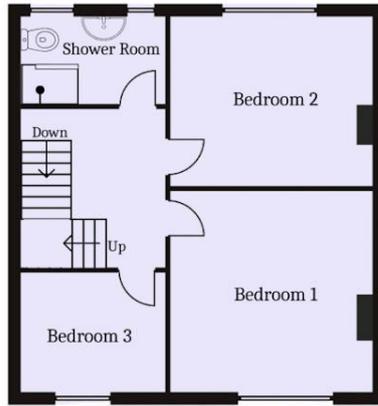
Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

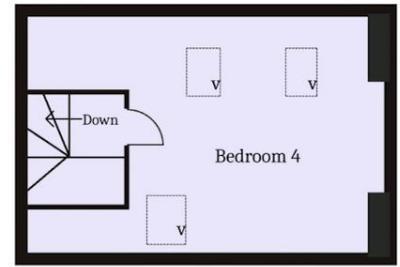
Floor Plan



Ground Floor



First Floor



Second Floor

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