

# 5 Pen-y-Turnpike View

Penarth, Vale of Glamorgan, CF64 2QH



A modern two bedroom terraced house, located at the of a quiet cul-de-sac and with an allocated parking space and a south facing garden. The ground floor comprises the porch, kitchen and living room with dining space while there are two bedrooms and a bathroom above. The property is in excellent condition throughout. Available immediately, Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**Monthly Rental Of £1,100**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
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## **Accommodation**

### **Ground Floor**

#### **Porch 4' 2" x 4' 8" (1.27m x 1.43m)**

uPVC double glazed front door. LVT herringbone flooring. Coat and shoe storage space. Coved ceiling.

#### **Kitchen 7' 8" x 7' 1" (2.34m x 2.17m)**

Vinyl flooring. uPVC double glazed window to the front with Venetian blinds. Fitted kitchen comprising wall units and base units with shaker style doors and wood effect laminate work surfaces. Freestanding cooker with oven, grill and four zone electric hob. Spaces for tall fridge freezer. Plumbing for washing machine. Fitted extractor hood. Single bowl stainless steel sink with drainer. Park tiled walls. Power points.

#### **Living Room 12' 4" x 18' 5" into doorway (3.76m x 5.61m into doorway)**

LVT herringbone flooring continued from the porch. uPVC double glazed sliding doors to the rear out into the garden. Stairs to the first floor. Central heating radiator. Power points and TV point.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Doors to both bedrooms and bathroom. Coved ceiling.

#### **Bedroom 1 9' 1" x 10' 9" plus wardrobes (2.78m x 3.28m plus wardrobes)**

Double bedroom with extensive fitted storage including wardrobes and drawer units. Fitted carpet. uPVC double glazed window to the rear. Power points. Coved ceiling. Central heating radiator.

#### **Bedroom 2 6' 5" x 9' 10" (1.96m x 3m)**

Bedroom with uPVC double glazed window to the front, with fitted Venetian blinds. Fitted carpet. Built-in wardrobe. Central heating radiator. Power points.

#### **Bathroom 5' 7" x 6' 10" (1.69m x 2.08m)**

Vinyl floor. uPVC double glazed window to the front. Suite comprising a panelled bath with mixer shower, WC and pedestal sink. Central heating radiator. Part tiled walls. Extractor fan and recessed light. Wall mounted electric heater.

### **Outside**

#### **Front**

The property benefits from an allocated parking space and a front area laid to paving. There are unallocated visitor parking spaces nearby.

#### **Rear Garden**

An enclosed rear garden with southerly aspect, laid to lawn and with a patio and raised planting beds. Timber shed.

### **Additional Information**

#### **Availability**

The property is available immediately following the successful completion of the application process. Applicants must be able to prove gross combined annual income of £36,300 in order to satisfy the affordability requirements.

#### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

**Approximate Gross Internal Area**  
549 sq ft / 51.0 sq m.

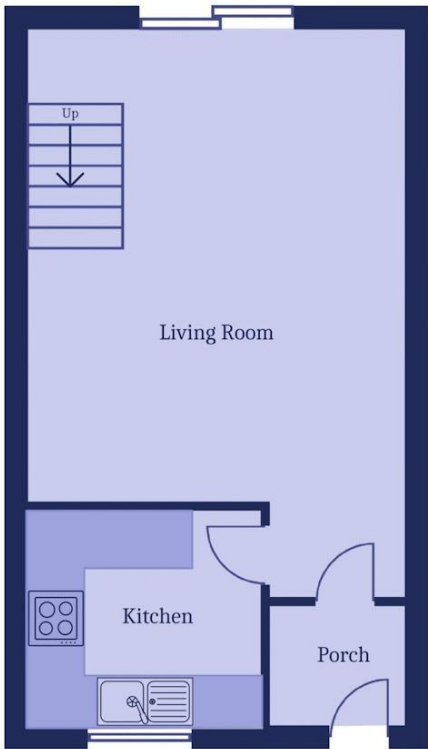
**Furnishing Status**  
The property is available unfurnished

**Our Fees**  
For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, [www.tenancydepositscheme.com](http://www.tenancydepositscheme.com). A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

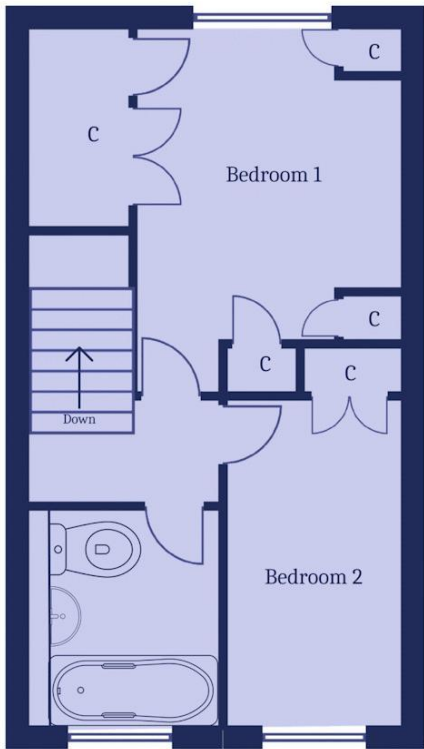
**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Floor Plan**



Ground Floor



First Floor

















