

# 2 Baron Road

Penarth, Vale of Glamorgan, CF64 3UD



A vastly improved and very spacious six bedroom end-terrace property with excellent original character as well as more modern touches. Located in a very popular and well connected part of Penarth close to schools, parks and shops, the property comprises an entrance hall, three reception rooms, cloakroom and kitchen / diner on the ground floor. There are four bedrooms and two bathrooms on the first floor plus a further two bedrooms and a bathroom (which is an en-suite) on the top floor. The property benefits from a rear garden with decked and lawned areas along with a garage. Viewing is advised. EPC: E.

**David  
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Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

**Offers Over £700,000**

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## Accommodation

### Ground Floor

#### **Entrance Hall**

An attractive period style composite front door, window above and uPVC double glazed window to the side. Wood effect laminate flooring. Central heating radiator. Coved ceiling. Timber doors to the play room / sitting room, living room, kitchen and utility room. Stairs to the first floor landing.

#### **Living Room 13' 1" into recess x 14' 8" into bay (3.98m into recess x 4.46m into bay)**

The main reception room, with uPVC double glazed sash bay window to the front, and a striking original exposed brick chimney breast with wood burning stove and concrete hearth. Wood effect laminate flooring continued from the entrance hall. Central heating radiator. Original cornice and skirting boards. Fitted wooden shutters to the bay window. Power and TV points.

#### **Playroom / Sitting Room / Study 10' 0" into recess x 11' 11" (3.04m into recess x 3.63m)**

The second reception room and a versatile one which is currently used as a play room but that would be equally suitable as a study or TV snug. uPVC double glazed window to the front with fitted shutters. Original exposed chimney breast, cornice and skirting boards. Fitted wall lights. Power and TV points. Central heating radiator.

#### **Kitchen 14' 11" x 11' 2" (4.55m x 3.4m)**

An excellent family space to the rear of the property, with kitchen and dining areas opening onto the rear terrace overlooking the garden. Wood effect laminate floor continued from the hallway. Fitted kitchen comprising a range of wall and base units with matt navy shaker style doors and bespoke polished concrete work surfaces and island. Integrated appliances including dishwasher, electric oven, microwave and five zone induction hob with rising extractor. One and a half bowl stainless steel sink with instant boiling water tap. Recess for fridge freezer. Power points. Original cornice and exposed brick chimney breast. Central heating radiator. uPVC double glazed doors to the rear onto the terrace.

#### **Utility Room 9' 7" x 4' 6" (2.93m x 1.38m)**

Vinyl flooring. Fitted kitchen style units with white doors and wooden work surfaces. Twin bowl stainless steel sink with drainer. Plumbing for washing machine. Cupboard housing the gas combination boiler. uPVC double glazed window to the rear. Central heating radiator. Power points. Open to the study. Door the WC.

#### **Study 7' 7" x 9' 5" (2.32m x 2.88m)**

This is a very useful additional space - ideal as a study or home office. Vinyl flooring continued from the utility room. uPVC double glazed window overlooking the garden and a door into the garden. Walk-in cupboard. Power points.

#### **Cloakroom 8' 9" x 3' 1" (2.67m x 0.95m)**

WC. Wood effect laminate floor.

### First Floor

#### **Landing**

Painted timber floor to landing and stairs from the ground floor, and a fitted carpet to the stairs up to the second floor. Original timber doors to four bedrooms and bathroom. uPVC double glazed window to the side. Power points. Coved ceiling.

#### **Bedroom 2 17' 2" into recess x 14' 7" into bay (5.24m into recess x 4.45m into bay)**

A spacious bedroom, originally the master bedroom with uPVC double glazed sash bay window to the front and a painted timber floor. Additional uPVC double glazed window to the front. Coved ceiling. Exposed brick chimney breast. Power points. Central heating radiator.

**Bedroom 3** 10' 7" x 11' 1" (3.23m x 3.39m)

Double bedroom with uPVC double glazed window to the rear. Painted timber floor. Central heating radiator. Power points. Exposed brick chimney breast. Coved ceiling.

**Bedroom 4** 12' 10" into recess x 12' 0" (3.92m into recess x 3.65m)

Double bedroom with uPVC double glazed sash window to the front. Painted timber floor. Exposed brick chimney breast. Coved ceiling. Power points with USB charging sockets. Central heating radiator.

**Bedroom 5** 7' 7" x 11' 4" (2.31m x 3.45m)

Painted timber floor. uPVC double glazed window to the rear. Central heating radiator. Power points. Coved ceiling. Exposed brick chimney breast.

**Bathroom** 7' 5" x 6' 4" (2.26m x 1.93m)

Family bathroom to the rear of the property with suite comprising a panelled bath with mixer shower and glass screen, WC and a bespoke concrete wash hand basin. Part tiled walls and part microcement with matching ceiling. uPVC double glazed window to the rear. Vinyl flooring. Extractor. Central heating radiator.

**Shower Room** 5' 1" x 7' 3" (1.54m x 2.21m)

An additional first floor bathroom with suite comprising a shower cubicle with mixer shower, WC and bespoke concrete wash hand basin. Part tiled, part microcement walls. Central heating radiator. Extractor. uPVC double glazed window to the rear.

## Second Floor

**Landing**

Fitted carpet to the stairs and landing. Sliding timber doors to bedrooms one and six. uPVC double glazed window to the rear. Power points.

**Bedroom 1** 12' 8" x 11' 8" (3.87m x 3.56m)

Spacious main bedroom with walk-in wardrobe and en-suite bathroom. Fitted carpet. uPVC double glazed windows and door onto a Juliette balcony to the rear with wide ranging views over Penarth towards Wenvoe and Caerphilly. Four fitted wall lights. Exposed chimney breast. Central heating radiator. Power points. Open to the wardrobe and with a door to the en-suite. The walk-in wardrobe has a Velux window to the front, fitted carpet, wall lights and fitted clothes storage.

**En-suite** 8' 10" x 5' 10" (2.68m x 1.79m)

A stylish modern bathroom with suite comprising a walk-in shower, tiled panelled whirlpool bath, WC and curved concrete sink. Part tiled and part microcement walls. Velux window to the front. Central heating radiator. Fitted wall light.

**Bedroom 6** 10' 1" maximum x 16' 2" (3.08m maximum x 4.94m)

The sixth and final double bedroom. Velux window to the front and a uPVC double glazed window and door to the rear onto a Juliette balcony. Fitted carpet. Central heating radiator. Exposed brick chimney breast. Power points. Two wall lights.

## Outside

**Front**

The property is set back from the road and benefits from a paved area leading to the front door.

**Rear Garden**

A westerly rear garden over two levels, with timber deck accessed from the kitchen and study which then steps down to the lawn. Garage with access onto Baroness Place. Mature planting beds. Gated access to the side.

## **Garage** 28' 10" x 11' 4" (8.8m x 3.45m)

A detached garage with electric roller shutter door onto Baroness Place. Power points and electric light. Two uPVC double glazed windows and a door into the garden.

## **Additional Information**

### **Tenure**

The property is held on a freehold basis (WA109550).

### **Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3,123.66 for the year 2023/24.

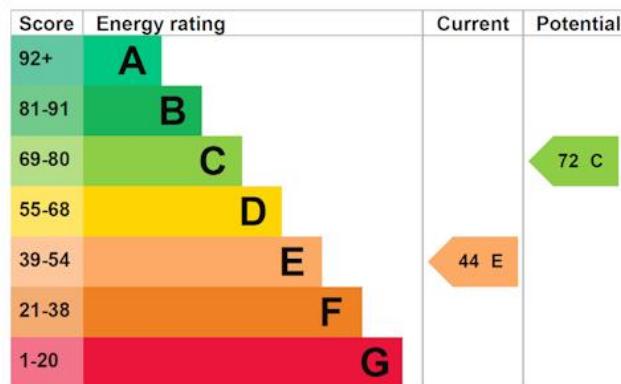
### **Approximate Gross Internal Area**

1948 sq ft / 181 sq m.

### **Notes**

The property has been fully upgraded by the current owners to include a full re-wire, new central heating system, new kitchen and three bathrooms plus the re-plaster and painting of all rooms.

### **Energy Performance Certificate**



### **Floor Plan**

















