

3 Station Mews, Station Road

Penarth, Vale of Glamorgan, CF64 3ER



A hidden gem of a property, just off the town centre and with direct access onto the Railway Path from the garden. This modern home is one of only three properties of its kind in the town and offers stylish, low maintenance living just a short walk from almost everything Penarth has to offer. Accommodation comprises an open plan kitchen / dining / living space, sitting room, WC, three bedrooms and two bathrooms. There is good off road parking to the front - with EV charging point - a front garden and a rear garden. The property has been extremely well looked after and viewing is advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£585,000

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Accommodation

Entry Level

Hallway 12' 8" x 5' 3" (3.85m x 1.59m)

Composite front door with glazing to side and above. Vaulted ceiling with high level access to storage space housing gas central heating boiler. Further glazing to side. Ceramic tiled flooring. Alarm control panel. Power points. Large built in cupboard with shelving. Stairs leading to both levels with fitted carpet and wooden hand rails. Door to WC.

WC 5' 3" x 4' 9" (1.59m x 1.46m)

Tiled floor and part tiled walls. WC and sink with storage below. Heated towel rail. Extractor fan. Double glazed window to the side.

Upper Level

Living / Dining Space 18' 4" x 13' 8" max (5.58m x 4.17m max)

A light and airy open plan space with large windows overlooking the garden and nearby woodland from the Railway Path as well as having double glazed bifold doors out onto the terrace - all windows and doors have fitted blinds. Power and TV points. Three fitted wall lights. Open to the kitchen and with a door to the sitting room.

Kitchen 7' 7" x 11' 9" (2.3m x 3.58m)

Vinyl tiled flooring. This is a modern fitted kitchen comprising wall units and base units with flat fronted grey matt doors and matching work surfaces. Integrated Neff appliances including an electric oven and grill, combination oven, five burner gas hob, extractor hood, double fridge and dishwasher. Single bowl composite sink with drainer. Double glazed window to the side. Power points. Feature track lighting.

Sitting Room 11' 3" x 9' 1" plus bay (3.43m x 2.78m plus bay)

Solid wood flooring continued through from the living space. Two large double glazed windows to the front. Three fitted wall lights. Power points and TV point.

Lower Level

Lower Hallway 2' 8" x 7' 11" (0.82m x 2.41m)

Fitted carpet. Two built-in cupboards - one with fitted shelving. Doors to the main bedroom suite and both other bedrooms as well as the bathroom.

Bedroom 1 14' 7" x 12' 8" plus dressing area (4.44m x 3.86m plus dressing area)

An excellent main bedroom suite with fitted wardrobes, an en-suite shower room and direct access into the rear garden through aluminium double glazed sliding doors. Fitted carpet. Power points and TV point. Door to the en-suite.

En-Suite 5' 8" x 6' 6" (1.72m x 1.98m)

A fully tiled en-suite shower room with a large walk-in overhead shower, a WC and a sink with storage below. Fitted wall cabinet and mirror. Recessed lights. Extractor fan. Heated towel rail. Double glazed window to the side.

Bedroom 2 10' 9" x 11' 9" (3.27m x 3.58m)

Double bedroom, which once again has access through aluminium double glazed sliding doors to the rear garden. Fitted carpet. Built-in wardrobes. Power points and TV point. There is a door into a small but very useful utility room.

Utility Space 3' 3" x 5' 0" (1m x 1.53m)

Useful area with plumbing for washing machine. Tiled floor. Power points. Access to large storage space. Restricted head height.

Bedroom 3 10' 7" maximum x 11' 3" (3.22m maximum x 3.42m)

Double bedroom with double glazed door giving access out to the paved area at the front of the house. Fitted carpet. Built-in low level cupboard under the stairs. Power points and TV point.

Bathroom 6' 5" x 8' 1" (1.96m x 2.46m)

Tiled floor and walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a sink with storage below. Fitted cabinet with mirrored doors. Double glazed window to the side. Recessed lighting and extractor fan. Heated towel rail.

Outside

Front

Access to property from Station Road. Access and parking for several vehicles.

Front Garden

Laid to paving and slate shingle. Space for seating area

Roof Terrace 11' 3" x 17' 2" max (3.43m x 5.22m max)

Bi-fold doors leading out from the main living and dining space. This is a spacious terrace with composite decking and a mixture of stone wall and steel balustrade that overlooks the garden.

Rear Garden

A re-landscaped rear garden laid mostly to paving and with mature planting beds and areas of slate chippings. Gated access to the Railway Path. Outside power point.

Additional Information

Tenure

The property is freehold (CYM538278).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3540.02 for the year 2025/26.

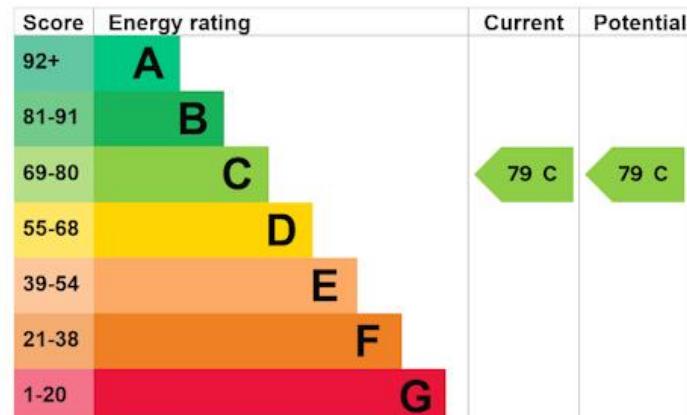
Approximate Gross Internal Area

1403 sq ft / 130.3 sq m.

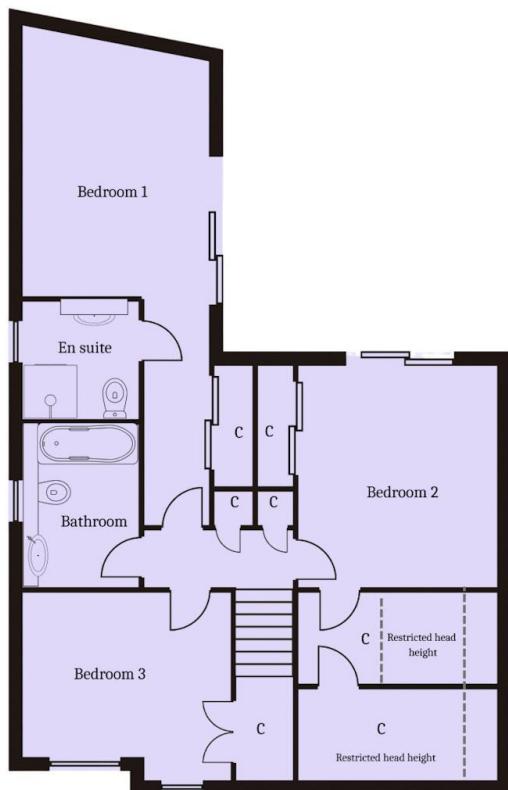
Utilities

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

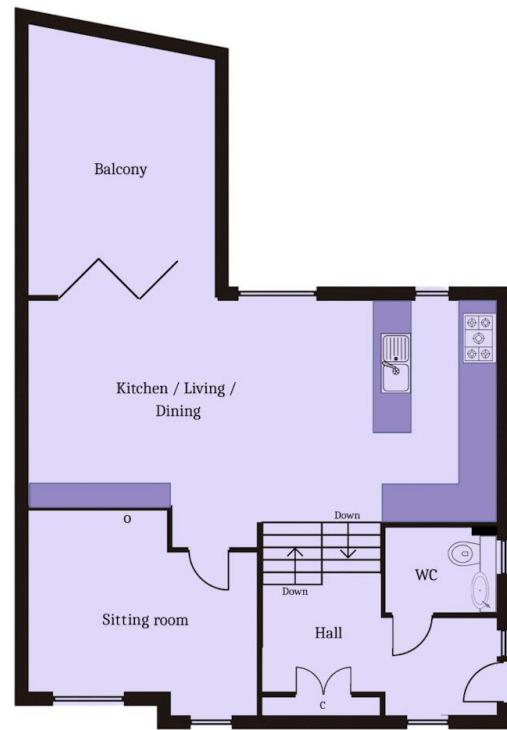
Energy Performance Certificate



Floor Plan



Lower Ground Floor



Ground Floor

For illustrative purposes
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