

# 116 Plymouth Road

Penarth, The Vale of Glamorgan, CF64 5DN



A very striking, double fronted period property, currently split into two flats, in a sought after location within a mile of the town centre, Esplanade and many other Penarth amenities. Ideal as an investment or for conversion back into a family home, the ground floor flat comprises a lounge, two bedrooms, two bathrooms and kitchen / diner while the masionette above comprises three reception rooms, kitchen, five bedrooms and two three bathrooms. Each flat has a garden and there is off road parking to the side. Currently rented under ASTs, both of which have been served notice. EPC: D and E.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

**£875,000**

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## **Accommodation**

### **Ground Floor Flat**

#### **Porch**

Original wooden front door with crescent glazed panel above. Original picture rail, dado rail and moulded coved ceiling. Meter cupboard with gas meters for both flats. Timber glazed panel inner door to the entrance hall. Hardwood floor.

#### **Entrance Hall**

Hardwood floor. Original deep skirting boards, dado rail, picture rail and coved ceiling. Two attractive ceiling arches. Power points. Original doors to all rooms.

#### **Lounge** 15' 11" x 20' 4" (4.84m x 6.2m)

A well sized main reception room with hawrwood floor, original skirting boards, picture rails and moulded coved ceiling. Period fireplace with tiled hearth. uPVC double glazed bay window to the front with original wood panels to either side. Two central heating radiators. Power and TV points.

#### **Kitchen / Diner** 14' 8" x 20' 10" (4.46m x 6.35m)

A spacious kitchen / diner to the rear of the property an with aluminium double glazed sliding doors giving access into the garden. Tiled floor. Fitted kitchen including a central island with white gloss doors and white Corian work surfaces. Integrated appliances including oven, grill, four zone induction hob, fridge freezer, dishwasher and washing machine. One and a half bowl porcelain sink with drainer. Extractor hood. Recessed lights. Two central heating radiators. TV and power points. Two uPVC double glazed windows to the side.

#### **Bedroom 1** 12' 5" x 17' 7" *into bay* (3.79m x 5.36m *into bay*)

Double bedroom with uPVC double glazed bay window to the front. Hardwood floor. Original deep skirting boards, dado rails, picture rails and moulded coved ceiling. Power points. Central heating radiator. Period fireplace. Door to the en-suite.

#### **En-Suite** 12' 1" x 3' 3" (3.69m x 1m)

Shower cubicle with mixer shower, WC and wash hand basin. Tiled floor and part tiled walls. Fitted storage unit. Extractor. Heated towel rail.

#### **Bedroom 2** 15' 11" x 15' 11" *into bay* (4.86m x 4.85m *into bay*)

Double bedroom with uPVC double glazed window to the rear. Original timber floor, deep skirting boards, picture rails and moulded coved ceiling. Central heating radiator. Power points. Period fire surround. Under stair cupboard. TV point.

#### **Bathroom** 10' 8" x 10' 6" (3.25m x 3.21m)

Suite comprising a freestanding bath with hand shower, shower cubicle with mixer shower and glass enclosure, WC and wash hand basin. Built in cupboard with gas central heating boiler. uPVC double glazed window to the rear. Tiled floor. Central heating radiator.

#### **Outside**

The ground floor flat has a rear garden, and use of the front garden. The rear garden is laid to paving and stone chippings and has original brick boundary walls. There is a side return for additional space and storage. The front garden is laid to lawn and has a front gate, brick wall and path leading to the front door.

## **First / Second Floor Flat**

### **Ground Floor**

#### **Entrance**

Private entrance accessed via a wooden glazed panel door. Carpeted staircase to the first floor. Wooden door at first floor level into entrance hall.

### **First Floor**

#### **Landing**

A very attractive entrance hall with timber flooring and original features including doors, moulded coved ceiling, dado rails and skirting boards plus the staircase to the lower first floor and second floor. uPVC double glazed window to the front.

#### **Lounge** *16' 0" x 20' 2" into bay (4.87m x 6.14m into bay)*

Timber flooring. uPVC double glazed window to the front. Original picture rails, fireplace, moulded coved ceiling and skirting boards. Central heating radiator. Power points. TV point.

#### **Dining Room** *12' 5" x 18' 0" (3.79m x 5.48m)*

Timber flooring. uPVC double glazed window to the front and wooden glazed panel double doors leading to the kitchen. Central heating radiator. Original moulded coved ceiling, picture rails, skirting boards and fireplace. Power points. Television point.

#### **Kitchen** *12' 5" into recess x 15' 10" (3.79m into recess x 4.82m)*

Spacious family kitchen with a range of fitted wall and base units with white wooden doors and marble work surfaces. uPVC double glazed window to the rear. Timber floor. Range cooker with electric oven and five burner gas hob. Fridge freezer. Dishwasher. Belfast sink with drainer. Power points.

#### **Sitting Room** *16' 0" x 16' 10" into recess (4.87m x 5.13m into recess)*

The third spacious reception room, this time with uPVC double glazed window to the rear. Timber floor. Original moulded coved ceiling, picture rails, skirting boards and fireplace. Central heating radiator. Power points.

#### **Lower Landing**

Fitted carpet to the stairs and landing. Original picture rails and skirting boards. uPVC double glazed window to the side. Under stairs cupboard. Power points.

#### **Shower Room** *9' 11" x 6' 1" (3.02m x 1.85m)*

Tiled floor. Large built in cupboard with gas central heating boiler. Suite comprising shower cubicle and wash hand basin. Central heating radiator. uPVC double glazed window to the side. Door to the bedroom.

#### **Bedroom 1** *15' 0" into recess x 11' 2" (4.58m into recess x 3.41m)*

Double bedroom to the rear of the property. Two uPVC double glazed windows to the rear. Central heating radiator. Power points. Doors to the utility space and landing. Picture rails.

### **Second Floor**

#### **Second Floor Landing**

Fitted carpet to the stairs and landing. Central heating radiator. uPVC double glazed window to the side. Built in cupboard. Power points. Stairs to the upper floor.

### Bedroom 2 14' 4" x 12' 8" (4.36m x 3.87m)

Master double bedroom to the rear of the property. Timber floor. Central heating radiator. Power points. Built in cupboard. Original fireplace and skirting boards. Door to the en-suite shower room. Two uPVC double glazed windows to the rear.

### En-Suite 9' 8" x 5' 7" (2.94m x 1.71m)

Tiled floor and part tiled walls. WC, wash hand basin and shower cubicle with mixer shower. uPVC double glazed window to the side. Heated towel rail.

### Upper Floor Landing

Fitted carpet. Hatch to loft space. Velux window. Built in cupboard. Doors to bedrooms 3, 4 and 5 plus the bathroom.

### Bedroom 3 8' 10" x 16' 2" plus additional space to doorway (2.68m x 4.93m plus additional space to doorway)

Double room with fitted carpet, Velux window, power points, built in cupboard and central heating radiator.

### Bedroom 4 13' 3" x 10' 8" (4.03m x 3.25m)

Double room with fitted carpet, central heating radiator, Velux window and power points.

### Bedroom 5 15' 1" x 9' 1" (4.6m x 2.77m)

The final double bedroom. Fitted carpet. Central heating radiator. Power points. Built in cupboard. Velux window.

### Bathroom 10' 10" x 9' 10" (3.31m x 3.0m)

Family bathroom with suite comprising freestanding bath with hand shower fitment, WC and a pedestal wash hand basin. Tiled floor. Velux window. Central heating radiator. Eaves storage cupboard.

## Additional Information

### Tenure

We have been informed by the vendor that the property as a whole is held on a freehold basis.

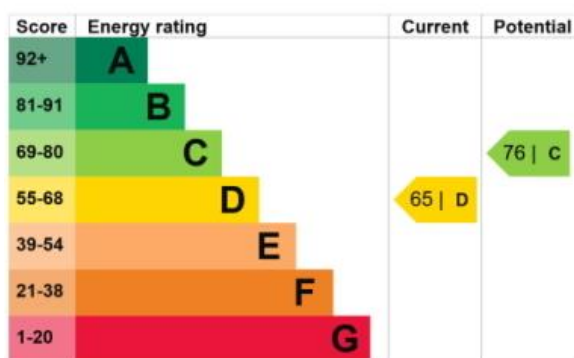
### Council Tax Band

Both flats have a Council Tax band of E, which equates to a charge of £2025.82 for the year 2020/21 (£4051.64 in total).

### Approximate Gross Internal Area

4273 sq ft / 396 sq m in total.

## Energy Performance Certificate



116 Plymouth Road EPC



116a Plymouth Road EPC

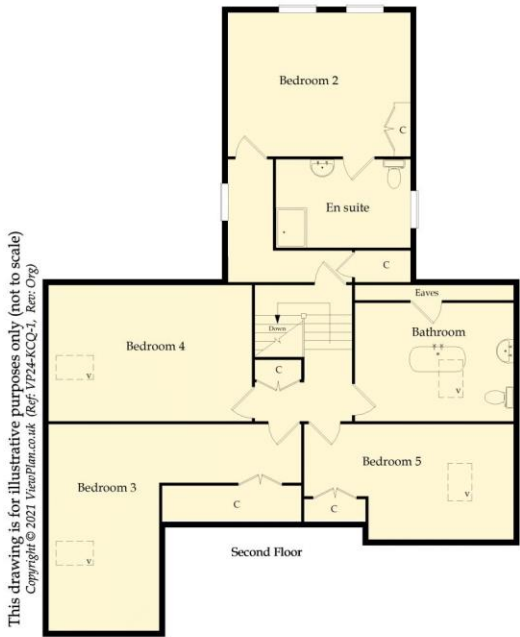


Floor Plan

Ground Floor



First and Second Floors



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