

2 Althorp Drive

Penarth, Vale of Glamorgan, CF64 5FF



A well presented three bedroom detached property located in the popular and well established Lavernock Park development close to the Railway Path, Cliff Walk and Cosmeston Lakes. Open plan living space on the ground floor along with kitchen and cloakroom. There are three bedrooms plus a bathroom on the first floor. Off road parking for three cars to the front along with a garage and a private rear garden. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£420,000

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Accommodation

Ground Floor

Hall

Tiled floor. Composite front door with double glazed panel. uPVC double glazed window to the side. Central heating radiator. Stairs to the first floor. Power points and phone point.

Lounge 11' 8" maximum x 19' 11" (3.56m maximum x 6.08m)

Oak floor. Large uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Feature wood burning stove with slate hearth and tiling. Power points and TV point. Open to the rear of the house, the kitchen and conservatory/ dining room. Vertical central heating radiator.

Kitchen 9' 6" x 11' 6" (2.9m x 3.51m)

Oak floor from the lounge. Fitted wall and base units with cream shaker style doors, under cabinet lighting and wooden work surfaces. Integrated electric oven and four burner gas hob with extractor hood above (all Neff). Integrated washing machine and dishwasher. Recess for fridge freezer. One and a half bowl stainless steel sink with drainer. Part tiled walls. uPVC double glazed window to the rear. Power points.

Conservatory 11' 0" x 8' 8" (3.36m x 2.64m)

Oak floor from the living room. uPVC double glazed windows, doors and roof. Central heating radiator. Power points. Fitted shelving.

Cloakroom 5' 11" maximum x 4' 9" maximum (1.8m maximum x 1.45m maximum)

Tiled floor. Under stair cupboard. Central heating radiator. WC and wash hand basin with storage below. Extractor fan. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all rooms. Hatch to the loft space. Built-in cupboard. Power point.

Bedroom 1 11' 4" x 10' 3" (3.46m x 3.13m)

Double bedroom to the rear of the house with uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Power points. Fitted roller blind to window.

Bedroom 2 8' 3" x 9' 5" (2.51m x 2.88m)

Double bedroom with uPVC double glazed window to the front. Fitted Venetian blinds to window. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 6' 0" x 8' 6" (1.83m x 2.58m)

Currently used as a dressing room and study. Built-in cupboards over the stairs. Fitted carpet. uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Power points.

Bathroom 6' 4" x 8' 2" (1.92m x 2.48m)

Vinyl floor. Suite comprising a curved panelled bath with mixer shower and glass screen, WC and wash hand basin. Part tiled walls. uPVC double glazed window to the rear. Heated towel rail. Extractor fan.

Outside

Front

Off road for three cars. Mature privacy hedging. Pathway to the front door.

Garage 8' 4" x 16' 6" (2.54m x 5.02m)

Roller shutter door to the front and a uPVC double glazed door into the garden. Power points. Fitted work surface. Power points and light.

Rear Garden

A very private and attractively landscaped rear garden with areas of lawn and paved patio. Access to the garage. Gated access onto the driveway. Outside tap and lights. Pond.

Additional Information

Tenure

The property is held on a freehold basis (WA239005).

Council Tax Band

We have been informed that the council tax band for the property is Band E, which equates to £2,290.68 for the year 2023/24.

Approximate Gross Internal Area

818 sq ft / 76 sq m.

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



















