



45, Baron Road  
Penarth, CF64 3UE

Watts  
& Morgan

# 45 Baron Road

Penarth CF64 3UE

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**£239,950 Freehold**

1 Bedroom | 1 Bathroom | 1 Reception Room

A well presented, spacious one bedroom ground floor flat. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, kitchen, bedroom and shower room. Externally the property benefits from a private and enclosed rear garden, an external utility building and a detached brick built single garage. Being sold with no onward chain. EPC rating 'E'.

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## Directions

Penarth Town Centre – 0.4 miles

Cardiff City Centre – 4.2 miles

M4 Motorway – 10.3 miles

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## Summary of Accommodation

### ACCOMMODATION

Entered via a partially glazed uPVC door with a double glazed side panel into a hallway benefiting from carpeted flooring, picture rails, decorative cornice detailing and an understairs storage cupboard.

The living room benefits from carpeted flooring and a set of aluminum double glazed sliding doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with laminate roll top work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, a stainless steel sink with a mixer tap over, a wall mounted slim Dimplex panel connector heater and an aluminum double glazed window to the rear elevation and a uPVC double glazed door providing access to the side return. The kitchen also benefits from an electric cooker point and a Santon under-sink water heater.

The spacious double bedroom enjoys carpeted flooring, a range of recessed fitted wardrobes, picture rails, decorative cornice detailing, a wall mounted slim Dimplex panel connector heater and an aluminum double glazed bay window to the front elevation.

The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a pedestal wash-hand basin and a WC. The shower room further benefits from tile effect vinyl flooring, partially tiled splashback, a wall mounted slim Dimplex panel connector heater and towel rail and two aluminum double glazed windows to the side elevation.

### Gardens & Grounds

45 Baron Road is approached off the street onto a low maintenance shared courtyard front garden enjoying a variety of mature shrubs, borders and trees.

The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, a patio area provides ample space for outdoor entertaining and dining.

There is a small outside utility building with power sockets and water supply.

The property further benefits from a detached brick built single garage with a hard standing rear lane access. The garage offers versatility to be converted and benefits from a window and pedestrian glazed door providing access from the garden.

### Additional Information

Freehold.

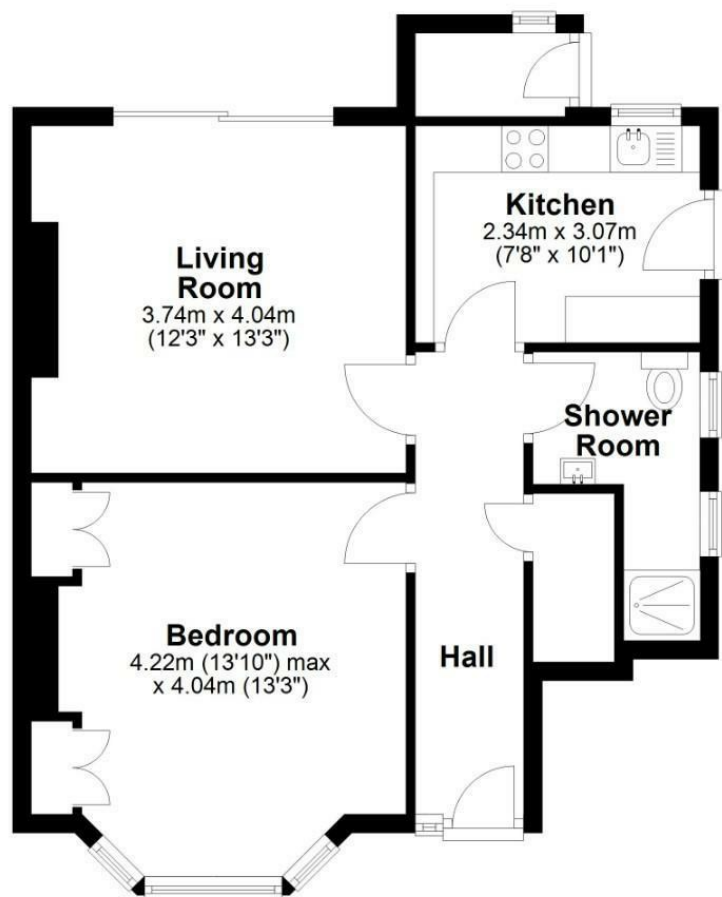
Electric and water mains connections.

Council tax band 'TBC'.



## Ground Floor

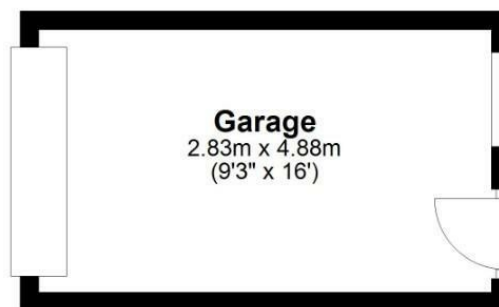
Approx. 53.2 sq. metres (572.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 sq. feet)

## Garage

Approx. 13.8 sq. metres (148.7 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		73
		39

