FOR SALE

£275,000 Freehold (to be confirmed)



70 Glebe Street, Penarth, South Glamorgan. CF64 1EF

- NEW INSTRUCTION
- INVESTMENT OPPORTUNITY
- REFURBISHMENT REQUIRED
- TWO BEDROOM PROPERTY
- TERRACED HOUSE
- VACANT POSSESSION
- ENERGY RATING C

Squarefoot Letting Agency
198, Cowbridge Road East, Cardiff, CF5 1GX
02920 990088
tara@squarefootagents.co.uk





PROPERTY DESCRIPTION

NEW PROPERTY

A fantastic opportunity to acquire this two-bedroom terraced home, close to the town centre, offering excellent potential for modernisation. The property has been thoughtfully adapted for accessibility, featuring a ground-floor wet room and a domestic lift, making it suitable for a wide range of buyers including those seeking step-free living or investors looking to reconfigure the layout. Internally, the home requires comprehensive refurbishment throughout, providing a blank canvas for a buyer to redesign and upgrade to their own taste. The existing adaptations offer flexibility: they can be retained for accessible living or removed as part of a full renovation.

Accommodation includes a large ground floor reception (containing domestic lift), good size kitchen , adapted wet room. There are two good size bedrooms to the first floor with another bathroom . There is a good size rear courtyard with small 4' x 4' stone outhouse and outside tap ,

Viewing recommended .





ROOM DESCRIPTIONS

ENTRANCE HALLWAY
Gives access to all ground floor rooms

LIVING AREA
3.43m max x 6.53m max(11' 3" max x 21' 5" max)
Large through room , with window to the front of the property and window facing rear garden area .
Room has been adapted to include a lift accessing the first floor

KITCHEN / DINER
2.95m max x 4.72m max (9' 8" max x 15' 6" max)
Large extended kitchen space requiring modernisation , with ample space for dining table and chairs . Range of fitted wall and base units , with laminate worktops . Plumbing for washing machine and space for fridge freezer; also has electric cooker point . Door leads to rear courtyard

WET ROOM
1.70m x 2.87m (5' 7" x 9' 5")
Fully adapted wet room with tiled shower area, electric shower, wall mounted hand basin, low level WC. Window to side of property , access to small loft space with extractor fan .

BEDROOM
3.23m max x 4.72m max(10' 7" max x 15' 6" max)
Main bedroom with dual aspect to the front of the property . Built in cupboards and decorative fireplace

BEDROOM TWO
3.15m max x 3.18m max (10' 4" max x 10' 5" max)
Double bedroom to the rear of the property, with window overlooking the rear of the property. Entry point for the lift is in this room .

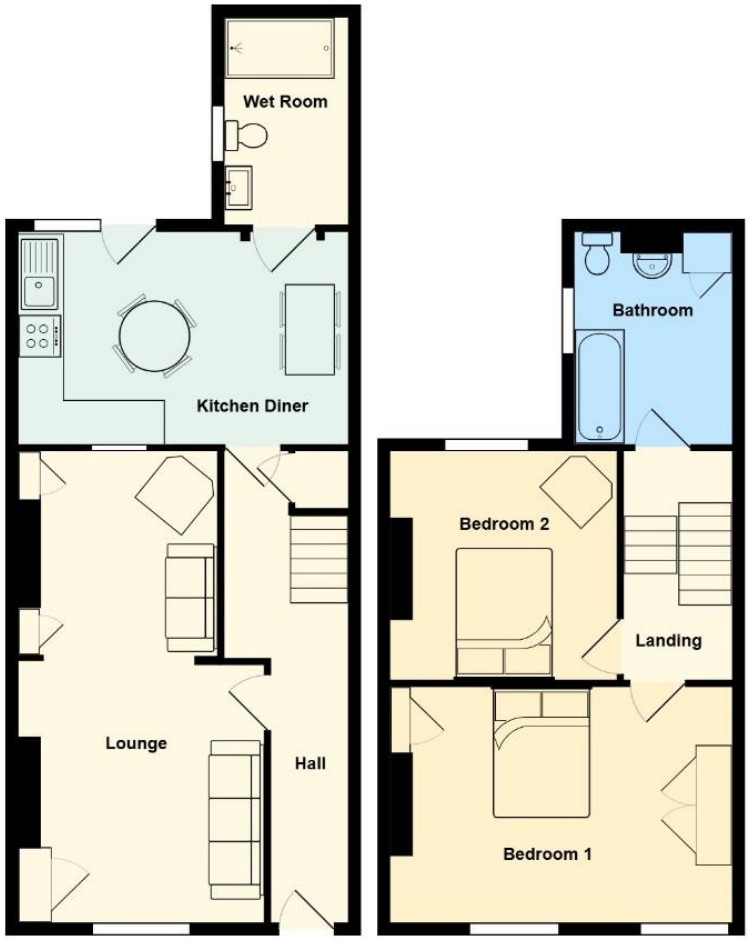
BATHROOM
2.18m x 297m (7' 2" x 974' 5")
Good size bathroom , includes panel bath , pedestal wash hand basin and WC. Window to the side of the property , with large cupboard housing a combination gas boiler

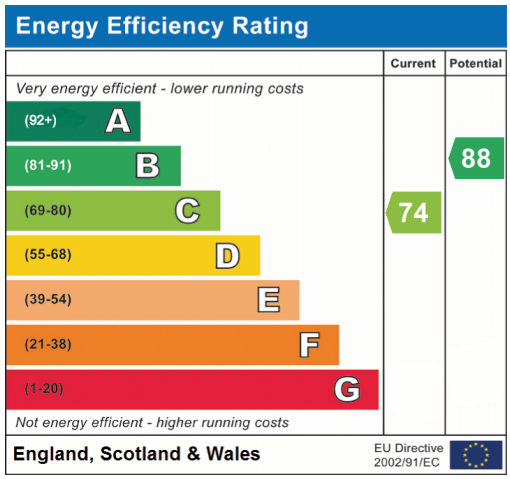
REAR GARDEN
Fully enclosed rear courtyard - has stone outhouse and outside tap





FLOORPLAN & EPC





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