

8 Church Avenue

Penarth, The Vale Of Glamorgan, CF64 1AZ



A well presented and much improved period property in a very quiet location fronting onto the leafy and pedestrian only Church Avenue. The property offers substantial family living space and this comprises four reception rooms, kitchen, five bedrooms, two bathrooms and an informal loft room that provides useful additional family space. There are front, side and rear gardens, with lane access giving the opportunity for off road parking. The location is very quiet, being roughly half way down Church Avenue, and within half a mile of the town centre. There is no onward chain and viewing is highly recommended. Tenure: Freehold. Energy Efficiency Rating: D.

**David
Baker & Co.**
Estate Agents & Chartered Surveyors
Est. Penarth 1969.

£595,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Lower Ground Floor

Hall

Accessed via a staircase from the ground floor. Polished porcelain tiled floor. Open to the living room, kitchen and games room. Built in storage cupboard.

Games Room *13' 3" maximum x 13' 3" into bay (4.05m maximum x 4.03m into bay)*

Reception room to the front of the property with fitted carpet, high level uPVC double glazed window, central heating radiator, power points and recessed lights.

Living Room *21' 8" maximum into bay x 10' 0" plus doorway (6.6m maximum into bay x 3.04m plus doorway)*

Versatile living space in between the kitchen and games room. uPVC double glazed window to the side. Polished porcelain tiled floor. uPVC double glazed door to the garden. Central heating radiator. Recessed lights. Built in cupboard.

Kitchen *10' 4" x 15' 7" maximum (3.16m x 4.75m maximum)*

A stylish, modern kitchen with uPVC double glazed windows and double doors to the garden. Fitted kitchen with a range of wall and base units with white high gloss doors. Single bowl sink with drainer. Freestanding Samsung American style fridge freezer. Integrated AEG appliances including double electric oven, five zone induction hob and an extractor over, dishwasher, washing machine and wine fridge. Polished porcelain tiled floor. Recessed lights. Power points.

Ground Floor

Porch

Fitted door matt. Original dado rail and moulded coved ceiling. Wooden front door with glazed panel above and original fittings. Wooden glazed panel inner door, again with a glazed panel above.

Hall

Fitted carpet. Central heating radiator. Stairs to the first floor and lower ground floor. Original ceiling arch. Door to the lounge and open to the sitting room and to the rear of the property.

Lounge *15' 1" into recess x 15' 4" into bay (4.59m into recess x 4.67m into bay)*

The principle reception room to the front of the house. Fitted carpet. Period fireplace with wood surround and cast iron grate with ceramic tiles. uPVC double glazed bay window to the front. Original picture rails and moulded coved ceiling. Power points. Central heating radiator.

Sitting Room *19' 6" to staircase x 11' 2" into recess (5.94m to staircase x 3.4m into recess)*

The second reception room. Fitted carpet. Central heating radiator. uPVC double glazed bay window to the side. Original cast iron fireplace, picture rails and moulded coved ceiling. Power points. Phone point and television point.

Shower Room *3' 7" x 7' 1" (1.08m x 2.15m)*

Polished porcelain tiled floor and fully tiled walls. uPVC double glazed window to the side. Walk in shower with mixer shower, WC and a wash hand basin with vanity unit. Heated towel rail. Recessed lighting. Extractor fan.

Study / Bedroom 5 *12' 7" maximum x 12' 8" maximum (3.83m maximum x 3.85m maximum)*

A versatile room that is equally suited as a home office, bedroom or TV snug. Fitted carpet. uPVC double glazed window to the rear, and glazed panel double doors with side panels onto a Juliette balcony. Power points. Central heating. Coved ceiling.

First Floor

Landing

Fitted carpet. Stairs to the second floor and ground floor.

Bedroom 1 *19' 0" x 11' 3" (5.79m x 3.44m)*

Master double bedroom at the front of the property with large uPVC double glazed windows to the front. Ceiling detail and coving. Power points. Central heating radiator.

Bedroom 2 *12' 9" x 11' 3" (3.88m x 3.44m)*

The second double bedroom in the property. Fitted carpet. uPVC double glazed window to the side. Central heating radiator. Original ceiling detail. Power points.

Bedroom 3 *11' 2" x 10' 4" into doorway (3.4m x 3.15m into doorway)*

Fitted carpet. uPVC double glazed window to the side. Central heating radiator. Power points.

Bathroom *5' 10" maximum x 8' 8" (1.77m maximum x 2.63m)*

Polished porcelain floor tiles and part tiled walls. Panelled bath with mixer shower and glass screen. WC. Wash hand basin with vanity unit. Heated towel rail. Two uPVC double glazed windows to the side. Recessed lights. Extractor.

Second Floor

Second Floor Landing

Fitted carpet. Velux window. Recessed lights. Further small staircase up to the loft room.

Bedroom 4 *10' 10" maximum x 15' 9" maximum (3.3m maximum x 4.79m maximum)*

Double bedroom to the rear of the property with fitted carpet, Velux window, power points and central heating radiator.

Loft Room *19' 8" maximum x 19' 8" maximum (5.99m maximum x 6m maximum)*

A useful additional room with fitted carpet, Velux window to the front and uPVC double glazed window to the side, power points and central heating radiator.

Outside

Garden

The property benefits from gardens to the front, side and rear. The front garden is predominantly laid to lawn, with a pathway to the front door. This lawned area gives access to a timber decked area which as steps down to the lower part of the side garden. This area is also accessed from the lower ground floor living space as well as the kitchen and is laid to stone chippings. There is also an off road parking area, with lane access.

Additional Information

Tenure

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

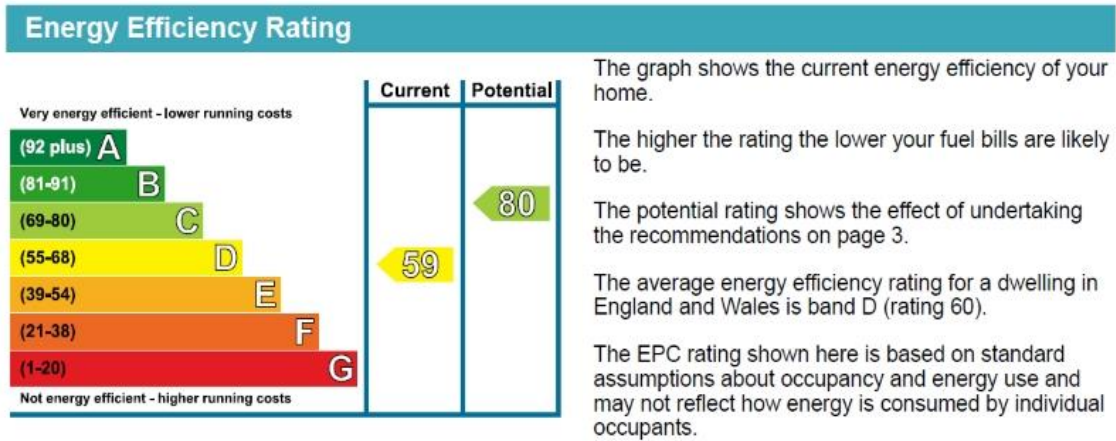
Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £2373.21 for the year 2017/18.

Approximate Gross Internal Area

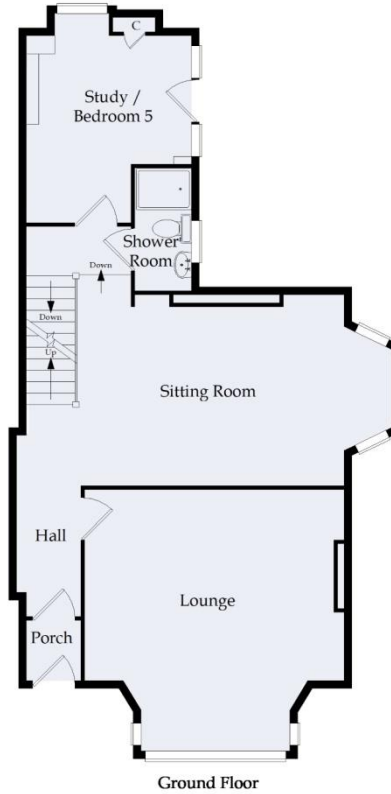
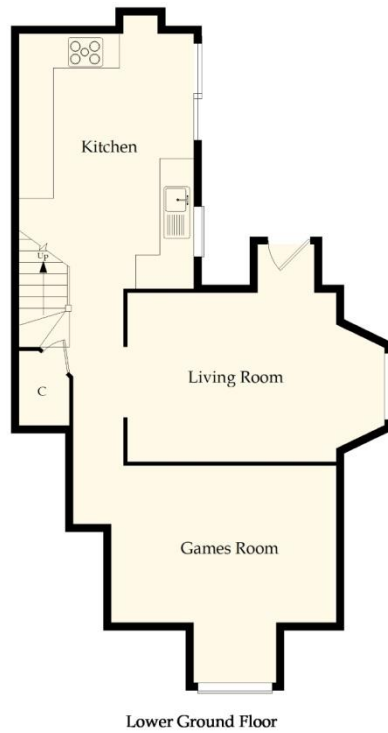
2250 sq ft / 209 sq m

Energy Performance Certificate

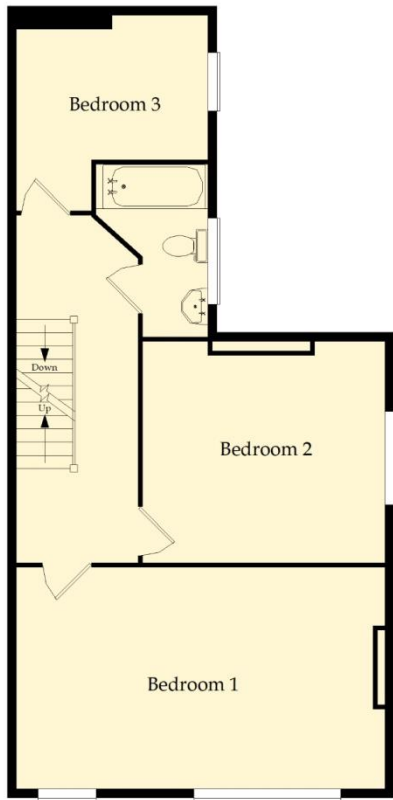


Floor Plan

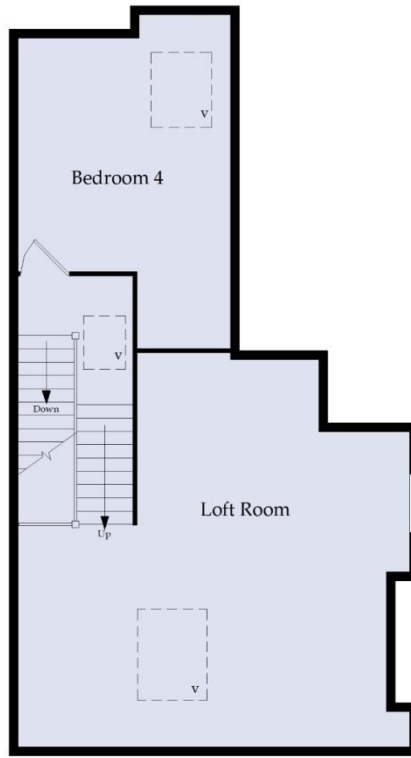
This drawing is for illustrative purposes only (not to scale)
 Copyright © 2017 ViewPlan.co.uk (Ref: VP24-61M-2, Rev: 01g)



This drawing is for illustrative purposes only (not to scale)
Copyright © 2017 ViewPlan.co.uk (Ref: VF24-60M-2, Rev: Org)



First Floor



Second Floor







