



Cwrt Y Vil Road, Penarth CF64 3HN

£700,000 Freehold

pa black

Cwrt Y Vil Road Penarth Vale Of Glamorgan CF64 3HN

Located in the favoured Lower Penarth area and situated just off Victoria Road, a larger style 6 bedroom end of terrace family home which retains a number of the original features, and offers well proportioned and versatile accommodation throughout. The property, which would benefit from some updating, has accommodation over three floors and benefits from a good size garden to the rear as well as a double size garage.

Briefly, the ground floor comprises an entrance porch leading to the hallway, a spacious lounge, a separate middle room, a dining room, TV room, kitchen with fitted units and a down stair bathroom. To the first and second floors are the six bedrooms (one is currently set up as a kitchen but the units can be easily removed) plus the bathroom with a separate wc.

As previously mentioned the property retains a number of the original features such as fireplaces, picture rails, plaster friezes and plaster covings to many of the ceilings, Other features include double glazed windows, gas fired central heating with a 'combi' boiler, and a double garage to the rear. The attractive rear garden is laid to lawn and there is a large 'above ground' fishpond, as well as various seating areas and patios.



Entrance Porch And Hallway

The porch area is entered via a large panelled front door and an inner glazed and panelled door gives access to the Hall. From the hallway there's a staircase to the first floor which has a built-in storage cupboard beneath. Panelled walls with high level plaster frieze and plaster coving to the ceiling. Radiator.

Lounge

17' 6" into bay x 15' 3" max. (5.33m into bay x 4.65m max.)

A spacious reception room with a double glazed deep bay window to the front garden. Tiled fireplace and hearth. High level picture rail. Radiator. Plaster coving to the ceiling.

Middle Room

18' 2" into bay x 14' 5" (5.54m into bay x 4.39m)

Another generously proportioned room, with a double glazed bay window to the side incorporating a door to garden. Original tall fire surround with a heath. Radiator. Picture rail. Plaster coving to the ceiling. Fitted double door cupboard/wardrobe.

Dining Room

15' 4" x 10' 4" (4.67m x 3.15m)

Doors to the kitchen, down stair bathroom and the TV room. Built-in storage cupboard with a fitted radiator. Radiator.

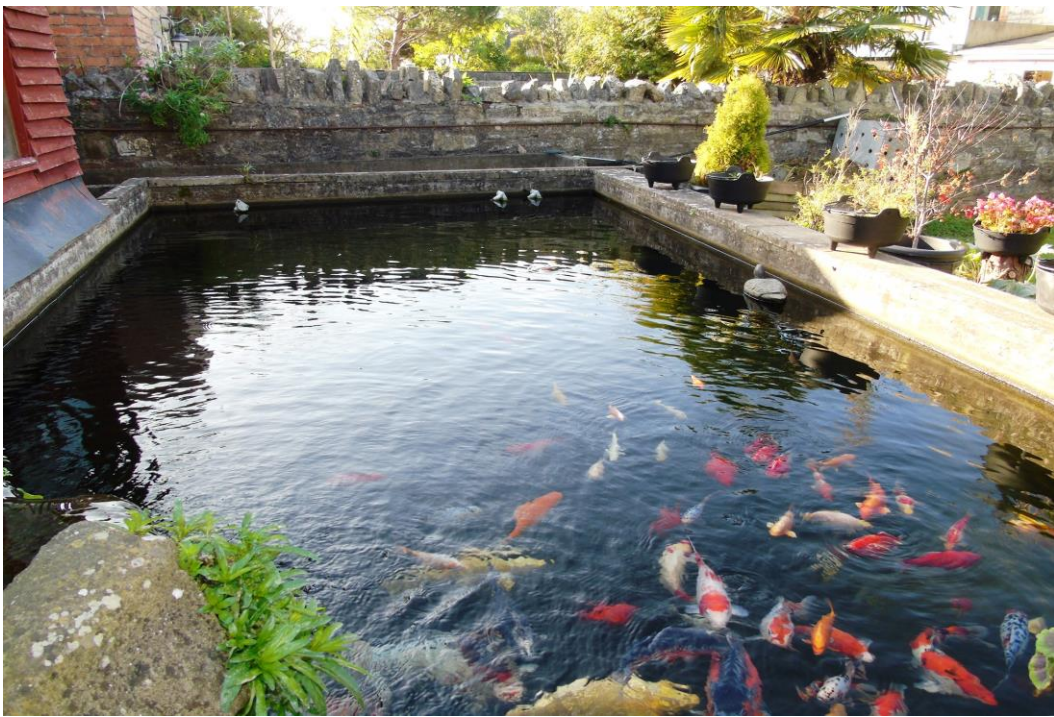
TV Room

13' 8" x 10' 3" (4.17m x 3.12m)

Double glazed windows overlook the gardens to the rear and the side. Radiator. Opening to the kitchen. Light wood fire surround fitted with a Brazilla gas heater.

Bathroom

Suite comprises a panelled bath, pedestal wash hand basin, close coupled wc and a tiled shower enclosure fitted with an electric shower. Tiled splash areas. Radiator. Wall mounted Dimplex heater. Double glazed windows to the side.



Kitchen

19' 6" x 6' 9" (5.94m x 2.06m)

A galley style kitchen fitted with a run of base units incorporating a wood grain effect work surface. Tiled splash areas. Stainless steel sink with twin drainers and a mixer tap. Gas cooker point. Plumbing for a washing machine. Built-in larder. Double glazed windows to the side and to the rear. Double glazed door to the garden.

First Floor - Landing

A split level landing with stairs to the second floor. Radiator. Dado rail. Fitted storage cupboard. Picture rail and plaster coving to the ceiling.

Bedroom One

20' 9" max. x 17' 10" into bay (6.32m max. x 5.44m into bay)

Currently used as another sitting room, this would make a super master bedroom and could easily be turned back into two rooms if required. Double glazed window and bay window to the front aspect. Two radiators. Fire surround with a timber mantle and tiled hearth. Picture rail. Plaster coving to the ceiling.

Bedroom Two

14' 5" x 14' 5" (4.39m x 4.39m)

Double glazed window to the side. Radiator. Tall fire surround with tiled back. Picture rail. Plaster coving to the ceiling.

Kitchen / Bedroom Six

10' 8" x 10' 7" (3.25m x 3.23m)

Currently set up as kitchen with wall and base units incorporating a stainless steel sink and drainer. The units could easily be removed to provide another bedroom. Wall mounted Baxi 'combi' central heating boiler. Double glazed window to the rear and door to the fire escape at the side.

Bathroom

A white suite comprises a panelled bath with an electric shower over, and a pedestal wash hand basin. Radiator. Tiled splash areas. Double glazed window.

Separate Wc

Close coupled wc. Radiator. Double glazed window.

Second Floor - Landing

Radiator. Dado rail. Skylight window.

Bedroom Three

14' 1" max. x 13' 9" max. (4.29m max. x 4.19m max.)

Double glazed window to the front aspect. Radiator. Picture rail.

Bedroom Four

14' 6" x 14' 5" (4.42m x 4.39m)

Double glazed window to the rear. Radiator. Original cast iron fire surround.



Bedroom Five

10' max. x 6' 8" (3.05m max. x 2.03m)

Skylight window to the front. Loft access.

Gardens

To the front there's a stone walled forecourt garden with stone pathways and raised flower beds. From the front garden there is a gate to the rear garden.

The rear garden has a paved patio and additional seating areas which lead to the lawn with well stocked shrub and flower borders. The walled rear garden also has a large 'above ground' fishpond with a stone water feature at one end. To the side of the house there is a large storage shed and a chicken run. From the garden there is a gate to the rear lane.

Double Garage

21' 6" max. x 17' 9" max. (6.55m max. x 5.41m max.)

Accessed from the rear lane, the brick built garage has an electric roller shutter door and there is an access door to the garden. Power and light.





Total area: approx. 238.2 sq. metres (2563.5 sq. feet)
This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.
Plan produced using PlanUp.

3 Windsor Road, PENARTH, Vale of Glamorgan, CF64 1JB

EPC Rating: D

Property Ref: PTH301442 - 0003



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