

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ALBERT ROAD  
PENARTH





#### RECEPTION HALL

3.63m x 2.21m (11'11" x 7'3")  
Impressive entrance, oak floor, window to front.

#### KITCHEN

4.09m x 3.58m (13'5" x 11'9")  
Extensively fitted with modern range of wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, integrated fridge & freezer plus built in double oven, hob & hood, plumbed for dishwasher, includes under lighting, LED plinth lighting & Amtico flooring, window to side and French doors to the garden, laundry closet houses the washing machine plus tumble drier.

#### INNER HALL

Stairs rise to the first floor, over 7' deep walk in cloaks cupboard under the stairs - light & power, housing the gas combination boiler.

#### LOUNGE

5.49m max x 4.37m into bay (18' max x 14'4" into bay)  
Spacious and elegant main living room, deep panel bay window to the front, TV point, gas flame fire with surround, 14mm engineered wooden floor.

#### DINING ROOM

3.66m max x 3.63m (12' max x 11'11")  
French doors lead to an inner courtyard, 14mm engineered wooden floor, period fireplace.

#### FIRST FLOOR LANDING

Stairs lead to the second floor, light tube.

#### BEDROOM 1

4.62m x 3.63m (15'2" x 11'11")  
Master double bedroom, window to front, TV point.

#### EN SUITE BATHROOM

3.58m x 1.68m (11'9" x 5'6")  
Spacious room with a modern white suite comprising a panel P shape double end bath with shower over and glass screen, vanity wash hand basin and close coupled wc, window to rear, heated chrome towel rail, tiled surround, extractor fan.

#### BEDROOM 2

5.51m max x 4.39m into bay (18'1" max x 14'5" into bay)  
Large double bedroom, panel bay window to front, TV point, telephone point.

#### BEDROOM 3

3.61m max x 3.43m (11'10" max x 11'3")  
Double bedroom, window to rear, TV point.

#### SHOWER ROOM

Triple enclosure - glass sliding doors and vanity wash hand basin, heated chrome towel rail, velux roof window, extractor fan.

#### CLOAKROOM

Fitted with a corner wall mounted wash hand basin and close coupled wc, window to side.

#### SECOND FLOOR LANDING

Velux roof window, linen cupboard with small radiator.

#### BEDROOM 4

5.00m max x 3.23m (16'5" max x 10'7")  
Large double bedroom, velux roof windows to front and rear, gabled ceiling.

#### SHOWER ROOM

3.61m x 2.49m (11'10" x 8'2")  
Modern white suite comprising a shower enclosure, pedestal wash hand basin and close coupled wc, velux roof window, extractor fan, access into the eaves for storage.

#### ANNEX

#### KITCHEN DINER

5.13m max x 4.14m max (16'10" max x 13'7" max)  
L shaped room with space for dining table & chairs, French doors lead to the rear garden and a side door allows access, laminate flooring, kitchen fitted with a range of wall and base units - laminate worktop and inset stainless steel & drainer with mixer tap, integrated fridge, freezer plus built in oven Hob & hood, plumbed for dishwasher, laundry closet with washing machine and tumble drier, stairs rise to the first floor, light tube.

#### LOUNGE

4.65m x 3.18m (15'3" x 10'5")  
Spacious living room, window to side, TV point.

#### FIRST FLOOR LANDING

Window to side.

#### BEDROOM

4.37m max x 3.18m (14'4" max x 10'5")  
Double bedroom, window to side.

#### SHOWER ROOM

3.30m x 2.31m max (10'10" x 7'7" max)  
Stylish white suite comprising glass triple shower, vanity wash hand basin and close coupled wc, window to rear, heated chrome towel rail, extractor fan.

#### GARDEN

Landscaped twin frontage with brick boundary wall and bespoke wrought iron railings, established shrub displays and stone chipping's. Generous enclosed rear garden South Easterly facing, patio area - stone chipping's plus 2 lawns, boundary wall, exterior lighting, outside tap, exterior power socket.

#### DOUBLE GARAGE

7.98m x 5.99m (26'2" x 19'8")  
Impressively large detached garage - light & power, has planning to be converted into a residential dwelling, electric roller door plus side door into the garden, storage within the roof, 5 velux roof windows.








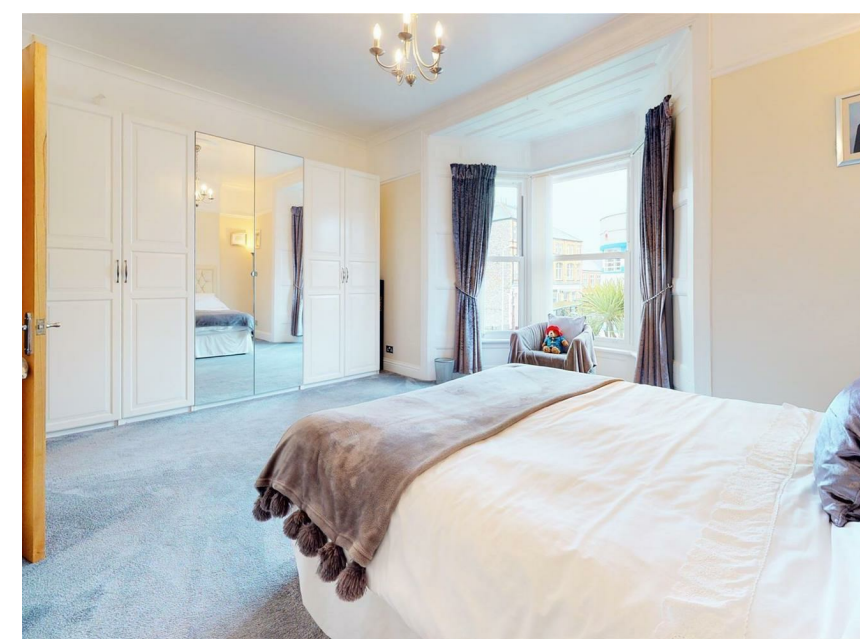


## ALBERT ROAD

PENARTH, CF64 1BZ - £735,000

 5 Bedroom(s)  4 Bathroom(s)  2185.09 sq ft

Located in the heart of the town center. For sale with no on-going chain and an early completion. Extensively renovated Victorian end of terrace. Beautifully presented throughout and benefitting from a self contained annex to the rear. Boasting 2,484 square footage of spacious and versatile living space which includes in total 3 living rooms, 5 double bedrooms and 4 bathrooms. Sympathetically restored. Currently, a 4 bedroom house with rear self contained annex - easily can be joined to be one dwelling. Briefly comprising a welcoming reception hall, quality fitted kitchen - fully integrated - fridge, freezer plus built in double oven, hob & hood, inner hall, elegant lounge, spacious dining room, to the first floor there are 3 double bedrooms - master with large en-suite bathroom plus shower room and separate cloakroom. To the second floor the 4th large bedroom and shower room. The annex comprises of a spacious lounge, large kitchen with dining space, double bedroom & contemporary shower room. Complimented with gas central heating and upvc double glazing. Features include period fireplaces, covings & picture rails, oak interior doors plus Amtico flooring and quality carpets. The generous enclosed twin lawned garden has access to an impressive detached garage - electric roller door plus planning to convert to residential. Viewing highly recommended.

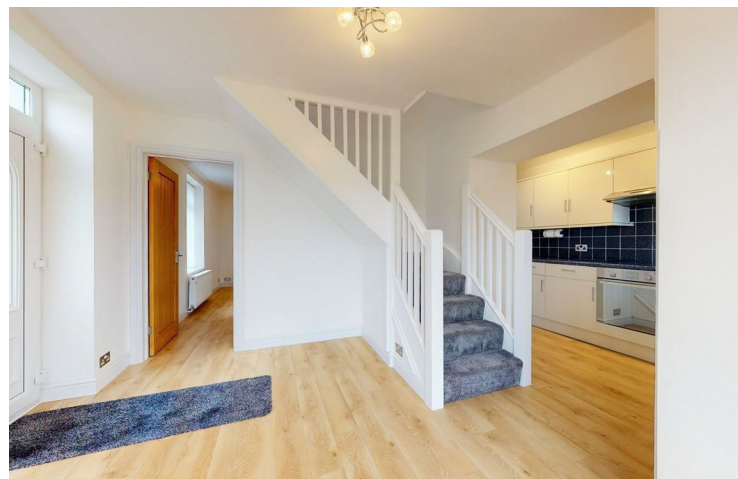


### PROPERTY SPECIALIST

Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator







Albert Road, Penarth



Total area: approx. 230.8 sq. metres (2484.2 sq. feet)



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

