



COLERIDGE AVENUE

THE GARDENS





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THE GARDENS, CF64 2SR - £650,000

 4 bedroom(s)  3 bathroom(s)  1894.00 sq ft

Stunning semi detached property found in exceptional order throughout. Boasting 4 double bedrooms & 3 bathrooms. Situated in the popular 'Gardens' area of Penarth and just across the road from Victoria Park. The property has been extensively refurbished - throughout and now commands a stylish and spacious home with it's contemporary and elegant interior. Recently double story extended with a ground floor rear extension. Briefly comprising an entrance hall, ground floor contemporary wet room, lounge - exposed original wood block flooring, impressive family room with under floor heating, roof lantern & bi-fold doors is open to a contemporary white kitchen with dining area - porcelain tiled floor and with solid granite worktops and integrated with 2 fridges, freezer plus a built in oven & grill with 5 ring gas hob plus cooker hood and built in microwave convection oven, utility area. First floor landing with all bedrooms - master with a contemporary en-suite shower room & under floor heating. Also to the first floor a refitted contemporary bathroom/wc - shower & twin wash hand basins - under floor heating. Further benefiting from gas central heating & double glazing. With ample off road parking to the front plus an integral garage - electric door. The rear garden over 100' in length has been landscaped to include a raised porcelain terrace with lighting plus a 75' central lawn and bespoke detached child's cottage with light & power. Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies


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Negotiator







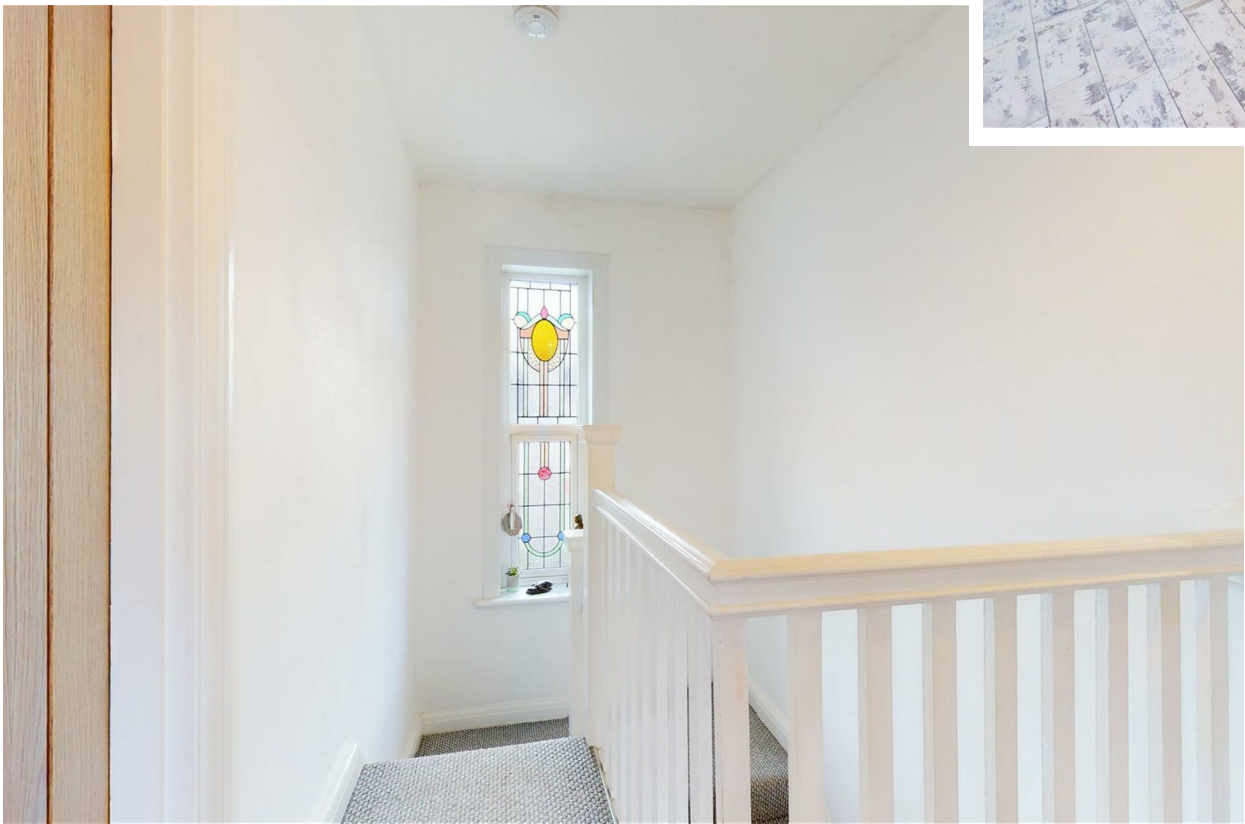
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALL

Enter via stylish composite door with side glazed panels, exposed original wood block flooring, stairs to first floor landing.

WET ROOM

Fitted with an independent over head shower plus hand attachment and glass screen, wall mounted wash hand basin and close coupled WC - concealed cistern, slate tiling to all walls, extractor fan, window to front, slate tiled flooring.

LOUNGE

3.78 x 3.76 into bay (12'5" x 12'4" into bay)

Bay window to front, exposed original wood block floor, cast iron grate, TV point.

KITCHEN FAMILY AREA

7.52 max x 4.11 (24'8" max x 13'6")

Stunningly extended room - open plan living at its finest combining the kitchen with dining area open to an impressive family room. Fitted with a matching range of contemporary white 'Hi Gloss' base and eye level units with under lighting and solid granite round edged worktops, central island housing a under-mounted stainless steel sink unit with single drainer and mixer tap and an integrated fridge, freezer and plumbed for dishwasher, further integrated appliances include an integrated 2nd fridge, built-in gas double oven with built in grill, five ring gas hob with a cooker hood over and built-in convection microwave, LED plinth lighting, telephone point, dining area with cast-iron solid fuel burning stove with glass door in chimney with granite surround, TV point.

DINING AREA

9.09m max x 3.35m (29'10" max x 11'0")

Amtico flooring - under floor heating, central roof lantern with remote control lighting,

15' contemporary bi-fold doors lead out onto the terrace and rear garden with fitted bespoke blinds from Abode, TV point.

LAUNDRY ROOM

Amtico flooring with under floor heating, window to side, fitted wall and base units, plumbed for washing machine with space for tumble drier & fridge/freezer, newly replaced wall mounted gas combination boiler.

FIRST FLOOR LANDING

Window to front, access to all rooms plus access to a boarded loft with pull down ladder and fitted light.

MASTER BEDROOM

4.70 x 4.70 max (15'5" x 15'5" max)

Impressive master bedroom, window to front.

EN SUITE SHOWER ROOM

Stylishly appointed with a contemporary suite comprising shower cubicle, vanity wash hand basin incorporating a close coupled wc - concealed cistern, Amtico flooring, black towel rail, extractor fan, window to rear.

BEDROOM 2

4.14 x 3.78 max (13'7" x 12'5" max)

Double bedroom, window to rear, TV point, wardrobes built in to remain.

BEDROOM 3

3.78 x 3.76 into bay (12'5" x 12'4" into bay)

Double bedroom, bay window to front, fireplace with cast-iron grate, TV point, painted with a 'Fairy-Tale' scene throughout.

BEDROOM 4

3.61 x 3.02 (11'10" x 9'11")

Double bedroom, window to rear, TV point.

BATHROOM

Fitted with a three piece stunning white suite comprising a deep panelled bath with independent shower plus a hand shower attachment and glass screen, twin vanity wash hand basins - wall mounted and close coupled WC - concealed cistern, tiled surround, heated chrome towel rail, shaver point, window to front, granite tiled floor with under floor heating, built in 6 sunken spot lights plus 10 LED mood lights.

GARDEN

Generous enclosed front garden - boundary wall, brick paved allowing exceptional off road parking, raised flower borders, electric connection for charging point, recessed downlighters, outside tap. Impressively large landscaped rear garden - enclosed by timber fencing, over 100' in length and Southerly facing, with a porcelain patio - lighting & power point, central lawn, established shrub borders and includes 2 mature apple trees, outside water supply.

Bespoke individually designed timber child's cottage with decked veranda, fully insulated and benefiting from light & power, small mezzanine area within the tower.

GARAGE

4.65 max x 4.42 (15'3" max x 14'6")

Integral large garage, electric roller door, light & power, window to side, connecting door into the kitchen.

Council Band F - £2,572.54

Perfectly situated for Victoria Park, this stunning home with its double storey side extension and rear extension now provides a spacious and versatile home.

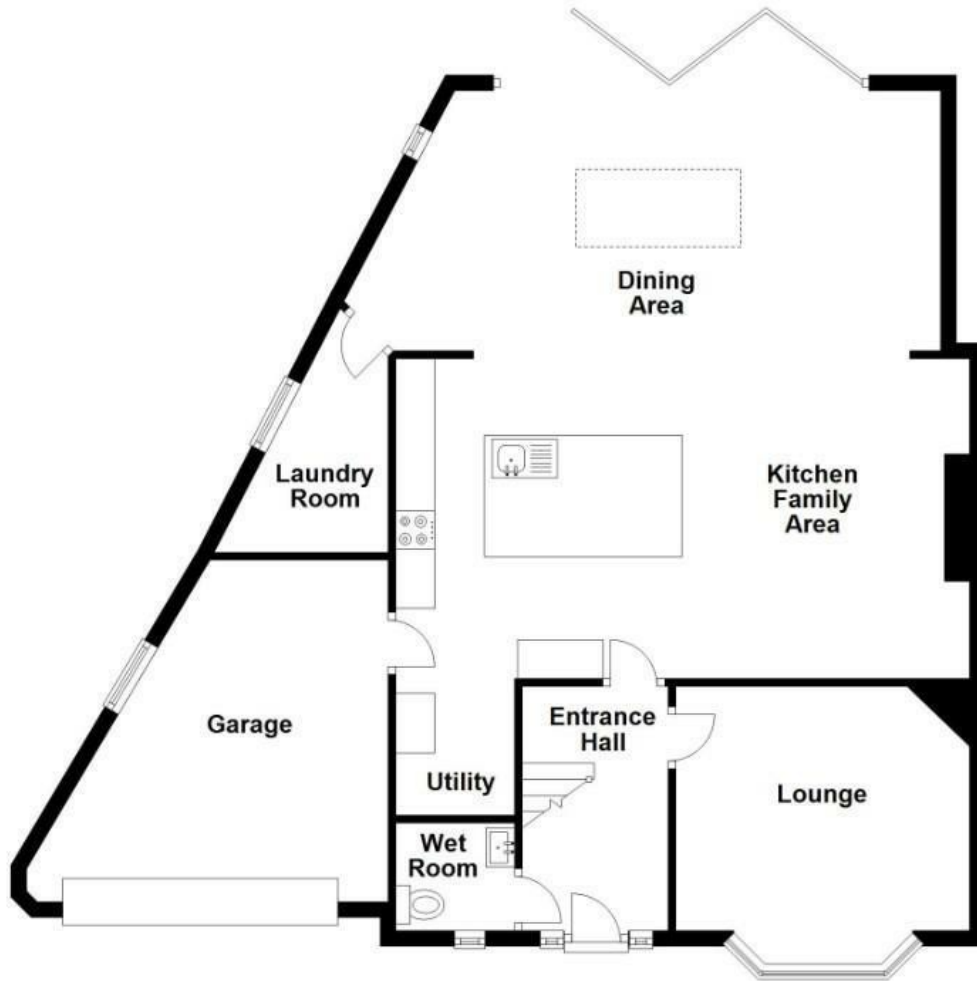
Contemporary features include bi-fold doors, Amtico flooring - under floor heating, mood lighting, log burner plus much more. Stunningly stylish interior with large southerly facing garden plus ample parking.

Comments by Mr Paul Davies



Ground Floor

Approx. 100.3 sq. metres (1079.4 sq. feet)



First Floor

Approx. 75.8 sq. metres (815.8 sq. feet)



Total area: approx. 176.1 sq. metres (1895.2 sq. feet)

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