

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLINTON ROAD



ENTRANCE HALL

Enter via a upvc door with side glazed panel, window to front, stairs rise to the first floor with cupboard under.

CLOAKROOM

Pedestal wash hand basin and close coupled wc, window to front.

LOUNGE

5.87m x 3.61m (19'3" x 11'10")

Spacious main living room, window to front and sliding patio doors leading into the rear garden, TV point.

DINING ROOM

3.61m x 3.18m (11'10" x 10'5")

Window to rear, serving hatch.

KITCHEN

4.52m x 2.69m (14'10" x 8'10")

Fitted wall and base units with laminate worktop and stainless steel double sink with single drainer and mixer tap, plumbed for washing machine, large floor mounted gas boiler for heating system, window to rear.

UTILITY ROOM

3.81m x 2.44m (12'6" x 8')

Large room, window to rear and door to garden, generous cupboard/pantry.

FIRST FLOOR LANDING

Window to front, access to the loft. (Bedrooms anti-clockwise)

BEDROOM 1

3.63m max x 2.13m (11'11" max x 7')

Single bedroom, secondary double glazed window to front.

BEDROOM 2

3.66m x 3.63m (12' x 11'11")

Double bedroom, secondary double glazed window to rear.

BEDROOM 3

3.63m max x 2.57m (11'11" max x 8'5")

Double bedroom, secondary double glazed window to rear, built in double wardrobe.

BEDROOM 4

3.61m max x 3.35m (11'10" max x 11')

Double bedroom, secondary double glazed window to rear, 2 built in double wardrobes, wall mounted boiler providing instant domestic hot water, side lobby leading to beds 5 & 6.

BEDROOM 5

3.81m x 3.30m max (12'6" x 10'10" max)

Double bedroom, secondary double glazed window to rear, built in double wardrobes.

BEDROOM 6

3.81m max x 2.69m (12'6" max x 8'10")

Double bedroom, secondary double glazed window to front, vanity wash hand basin, built in double wardrobes.

BATHROOM

Fitted with a panel bath, pedestal wash hand basin and close coupled wc, upvc double glazed window to front, fully tiled, electric towel rail.

GARDEN

Front garden - laid to lawn with established hedgerow border and boundary wall, drive allowing off road parking leading to the garage, gated side access to the rear.
Large enclosed rear garden - Westerly facing, mainly laid to lawn, full width paved patio, outside tap, garden shed, established shrub borders.

GARAGE


4.72m x 3.84m max (15'6" x 12'7" max)

Integral larger than average single garage, up & over door, light & power.





CLINTON ROAD , CF64 3JD - £760,000

 6 Bedroom(s)  1 Bathroom(s)  1836.00 sq ft

For sale upon this much sought tree lined road in Penarth - detached house of large proportions. Boasting over 1,830 square footage of living space over 2 floors. Needing updating although offers excellent potential. Catchment with the hugely popular Evenlode Primary & Stanwell Secondary Schools. Just around the corner are Penarth Tennis & Bowls Club's. A short walk takes you to Penarth town center and Penarth train station. Briefly comprising an entrance hall, ground floor cloakroom, spacious lounge, dining room, kitchen, large utility room, 5-6 bedrooms & bathroom. Complimented with upvc double glazing and secondary double glazing and gas warm air ducted heating. With a front lawn plus drive to an integral larger than average rear garden plus a generous & Westerly facing enclosed rear garden. Viewing highly recommended.

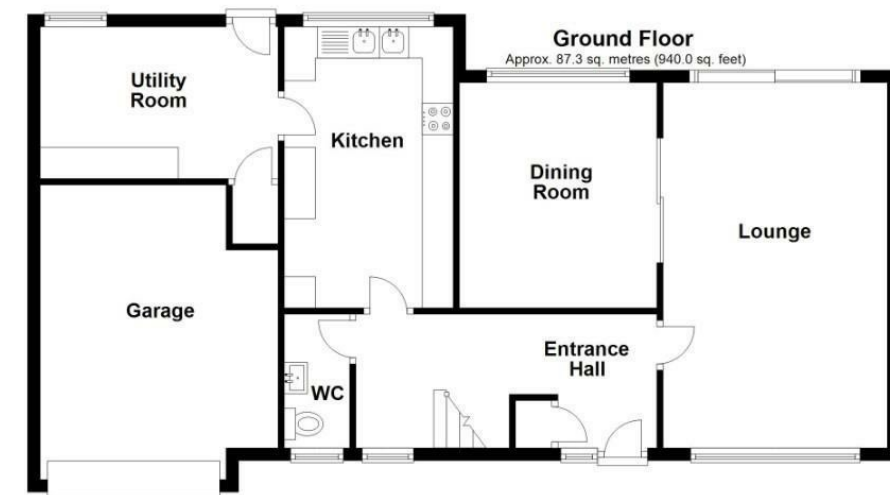


**PROPERTY
SPECIALIST**
Mr Paul Davies
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Negotiator





Clinton Road, Penarth



Total area: approx. 170.6 sq. metres (1836.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	