

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ROGERSMOOR CLOSE
PENARTH



ENTRANCE HALL

Spacious and welcoming entrance hall allowing access to all rooms with an inner hall and stairs rising to the first floor, built in cloaks cupboard, oak flooring.

LOUNGE

6.65 max x 3.48 (21'10" max x 11'5")

Spacious living room with deep bay window to front, TV point.

DINING ROOM

3.30 x 3.18 (10'10" x 10'5")

Formal dining room, window to rear, oak floor.

KITCHEN

6.12 x 3.15 (20'1" x 10'4")

Extensively fitted with a range of contemporary wall and base units with solid oak worktop and inset one and half bowl stainless steel sink & drainer with mixer tap, integrated Neff appliances include fridge, freezer, dishwasher plus built in oven, warming drawer plus built in microwave oven and induction hob with cooker hood, window to rear overlooking the garden with stable door allowing access, oak floor, breakfast bar divide to living room.

LIVING ROOM

6.55 x 4.17 (21'6" x 13'8")

Superb extension to the property, oak flooring, window to rear plus wide sliding patio doors to the side leading into the garden, TV point, modern cast iron log burner.

UTILITY ROOM

2.46 x 1.96 (8'1" x 6'5")

Fitted wall and base units with laminate worktop, plumbed for washing machine with space for other white goods, door to the garden, wall mounted gas combination boiler, oak floor.

STUDY/5TH BEDROOM

3.76 max x 1.98 (12'4" max x 6'6")

Used as a home office but easily a 5th bedroom, windows to front and side, telephone point, oak flooring.

BEDROOM 4

4.37 x 2.97 (14'4" x 9'9")

Large double bedroom, window to front, cupboard housing the meters.

SHOWER ROOM

Oak flooring, with large walk in tiled enclosure, wall mounted wash hand basin and close coupled wc, tiled surround, heated chrome towel rail, window to side, fitted shelving.

FIRST FLOOR LANDING

Velux roof window, access to all rooms, square gallery looking to the front door.

BEDROOM 1

(6.40 max) 3.86 x 3.51 ((21'0" max) 12'8" x 11'6")

Impressive master double bedroom, dressing room to the right on entry, 2 velux roof windows, storage within the eaves.

BEDROOM 2

4.39 max x 3.51 (14'5" max x 11'6")

Double bedroom, window to front, built in wardrobe and fitted cupboard, storage within the eaves.

BEDROOM 3

3.45 x 3.38 (11'4" x 11'1")

Double bedroom, window to rear, storage within the eaves.

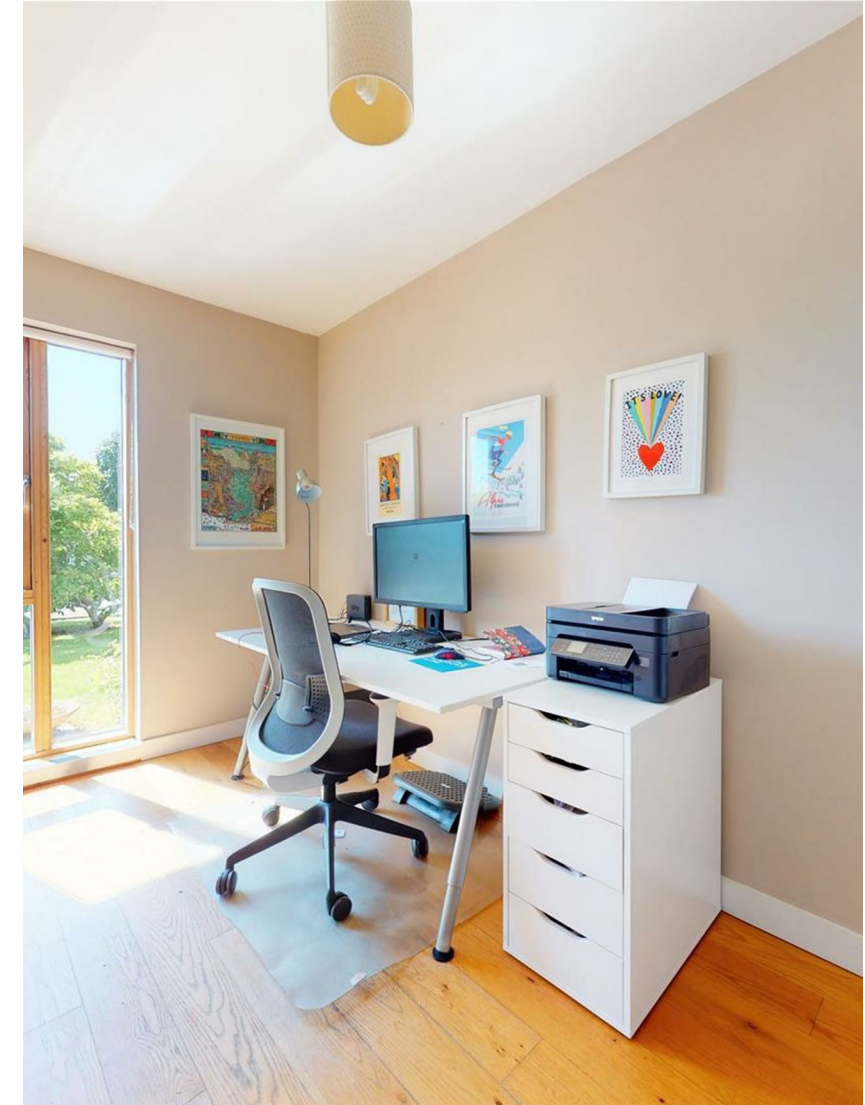
BATHROOM

Modern white suite comprising a panel bath, vanity wash hand basin and close coupled wc - concealed cistern, window to rear, tiled surround, heated chrome towel rail.

GARDEN

Deep open frontage - neatly lawned with established shrubs & trees, exterior lighting, drive allowing off road parking, wooden garden shed.




Generous and private rear garden - mainly laid to lawn with a raised and paved patio, established trees and shrubs, exterior lighting, outside tap.



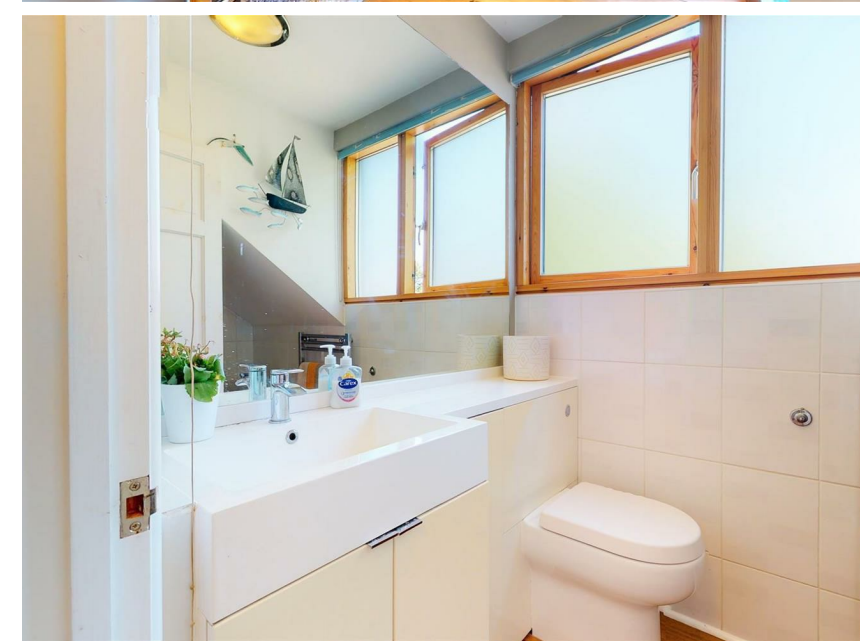
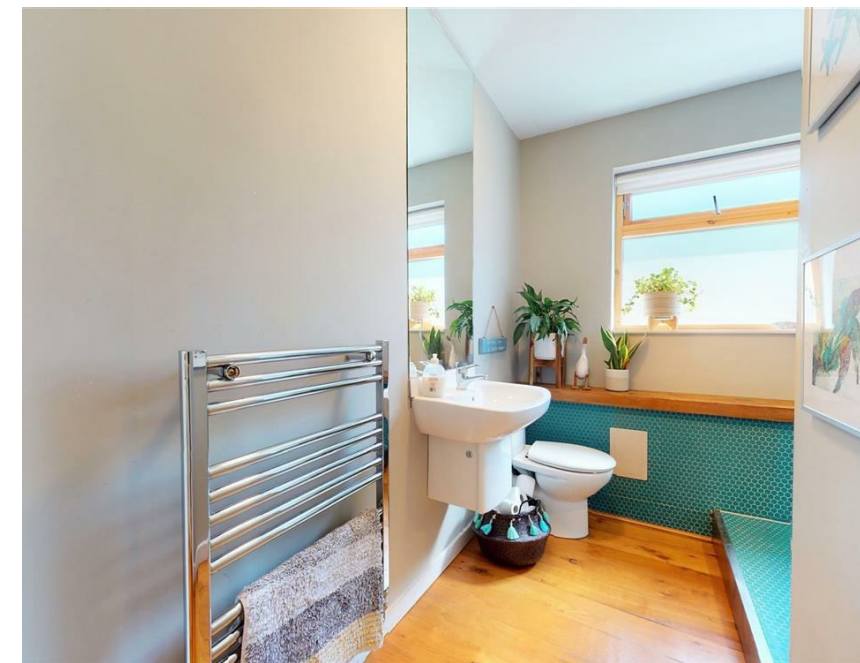


ROGERSMOOR CLOSE

PENARTH, CF64 3JL - £790,000

 5 Bedroom(s)  2 Bathroom(s)  2133.00 sq ft

Located within a select small close you will find this detached 4 bedroom house in exceptional order. Greatly improved throughout by the present owners to include a large rear extension to the ground floor. Architecturally re-configured inside and now offering a spacious and versatile home over 2 floors. Beautifully presented and set in established gardens. Catchment for the popular Evenlode Primary & Stanwell Secondary Schools. A short walk takes you to the town center. Briefly comprising a spacious and welcoming entrance hall, impressive lounge with formal dining room, contemporary fitted kitchen – fully integrated – Neff appliances & oak worktop plus open to a large living room – log burner, utility room, study or bedroom and double bedroom plus stylishly appointed shower room. To the first floor there are 3 further bedrooms – all double and the master with a walk dressing area/closet plus a family bathroom. Complimented with gas central heating and bespoke double glazed windows and doors in ash. With a front drive allowing off road parking. Viewing highly recommended.



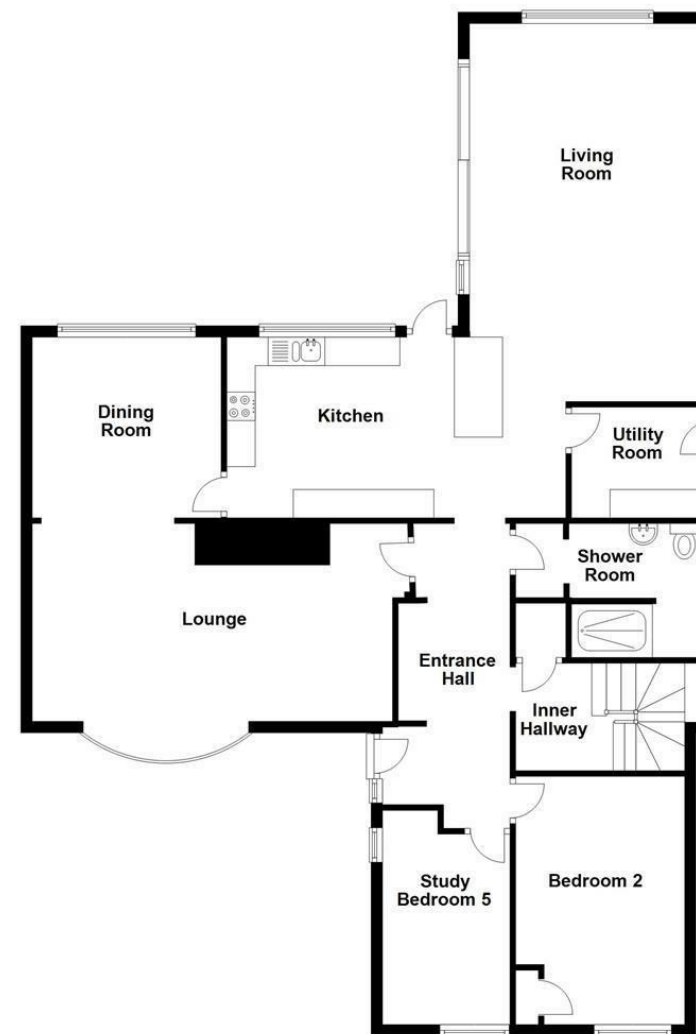
PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator

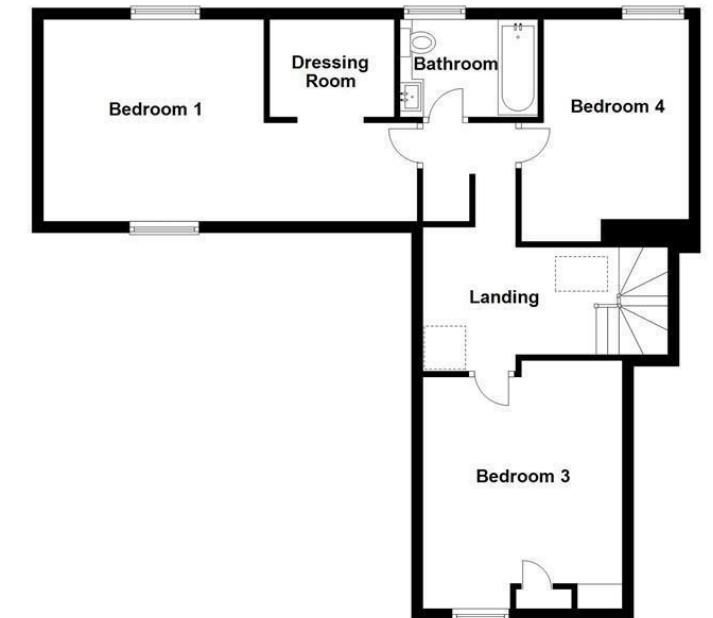




Ground Floor
Approx. 131.9 sq. metres (1420.0 sq. feet)



First Floor
Approx. 66.3 sq. metres (713.6 sq. feet)



Total area: approx. 198.2 sq. metres (2133.6 sq. feet)



Rogersmoor Close, Penarth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 