




CHERWELL ROAD







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, CF64 3PE - £1,175,000

 4 bedroom(s)

 3 bathroom(s)

 2533.00 sq ft

Located within an impressively large corner plot upon this highly regarded side road you will find No. 9. Backing onto Penarth Athletic grounds. Built in the 1950's and extended/improved over the years to now provide a substantial and versatile home. Boasting over 2,533 square footage of living space. Much attention to detail throughout. Offered for sale with no on-going chain. Within catchment for the highly regarded and popular Evenlode Primary & Stanwell Secondary Schools. Briefly comprising a welcoming entrance hall, large lounge with sliding doors into the garden, study, spacious dining room, impressively large family room open to a newly fitted kitchen plus access into a utility room. At the rear a large garden room with shower room.

To the first floor, you will find 4 double bedrooms - built in wardrobes to 3 and from the master a walk in closet plus stylishly appointed en site shower room in addition to the refitted and modern family bathroom.

Complimented with upvc double glazing and gas central heating.

With a generous frontage - brick cobble paved and allowing off road parking for 6 cars or more plus the spectacularly large garden at the rear - approximately a 1/3 of an acre.

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	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















FEATURES

The house has been extended over the years to now provide a spacious and versatile home for a family that wants room to grow. The rear garden Room lends itself to being a bedroom & living room with an en-suite shower room.

The recently fitted quality kitchen with Solid Corian breakfast bar and an extensive range of units includes an integrated dishwasher plus built in double oven with 5 ring gas hob.

The impressively large rear garden landscaped with a Japanese influence includes different zones including a large lawn with mature trees plus a porcelain tiled area to dine and entertain and flanked by the 2 amazing over ground ponds. Features of the garden are an installed uniform watering system as well as lighting throughout.

EDUCATION

The property is within catchment for the hugely popular Evenlode Primary School and Stanwell Secondary Schools. Also nearby is the highly regarded Westbourne private school for ages 5-18. For Welsh speakers there is Ysgol Pen Y Garth with feeder to Bro Morgannwg secondary school.

ENTRANCE HALL

STUDY

2.36m x 2.03m (7'9" x 6'8")

LOUNGE

6.99m max x 6.12m max (22'11" max x 20'1" max)

DINING ROOM

5.89m x 3.02m (19'4" x 9'11")

KITCHEN FAMILY ROOM

10.85m max x 7.54m max (35'7" max x 24'9" max)

UTILITY ROOM

2.79m x 2.36m (9'2" x 7'9")

SHOWER ROOM

GARDEN ROOM

7.19m max x 2.34m (23'7" max x 7'8")

FIRST FLOOR LANDING

BEDROOM 1

3.76m x 3.02m (12'4" x 9'11")

WALK IN WARDROBE

2.11m x 1.78m (6'11" x 5'10")

EN SUITE SHOWER ROOM

BEDROOM 2

3.96m x 2.72m (13' x 8'11")

BEDROOM 3

3.91m x 3.10m (12'10" x 10'2")

BEDROOM 4

3.61m max x 3.00m (11'10" max x 9'10")

BATHROOM

2.69m x 2.03m (8'10" x 6'8")

GARDEN

INFORMATION

INFORMATION

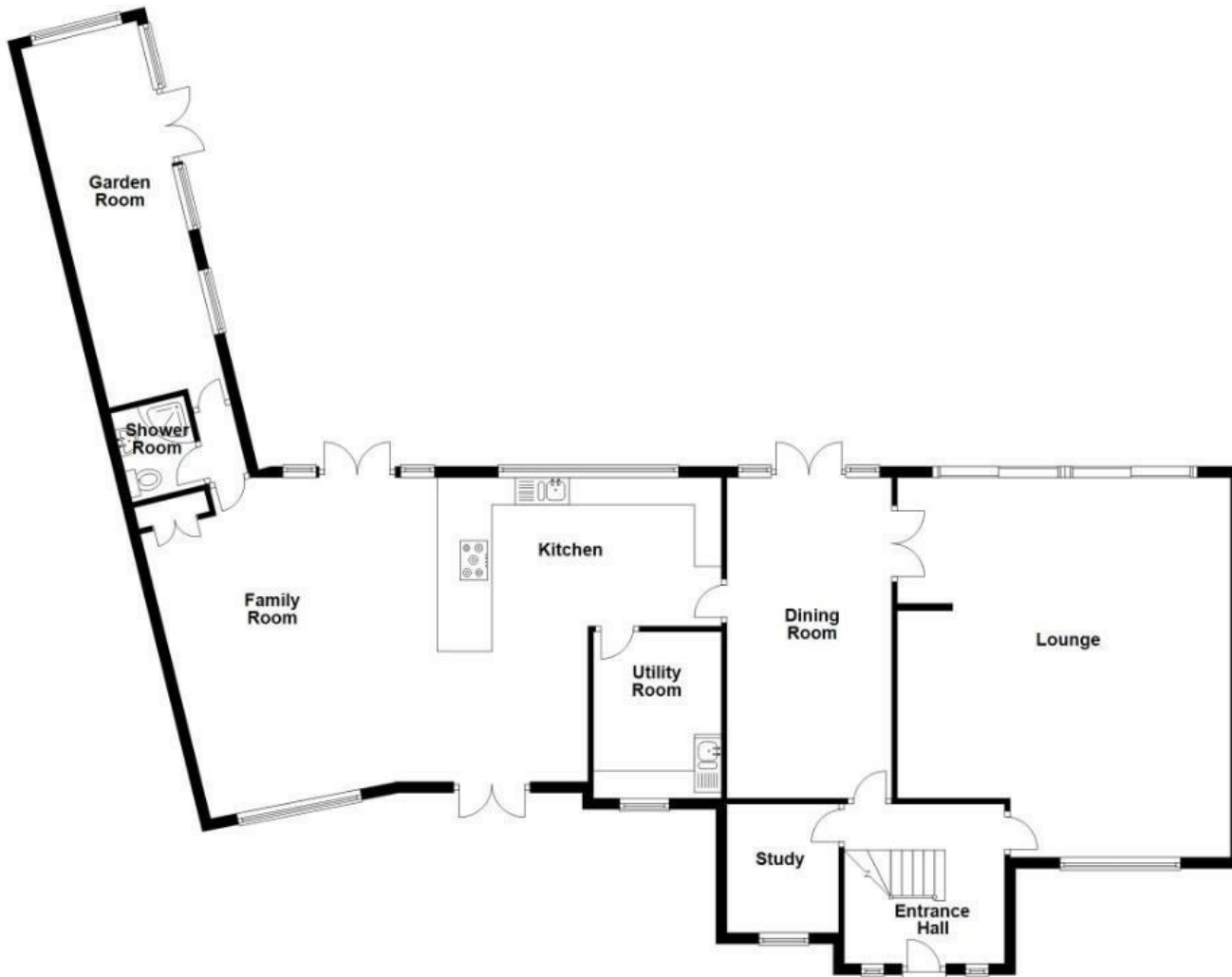
The property is Freehold
Council Banding G - £3,338.40 2024-2025



“ The perfect home to bring up a family. With room to grow and room to plan in the amazing garden. Just fall out of bed for Evenlode & Stanwell Schools. The design and layout of this amazing home even lends itself to provide a 5th bedroom with en-suite on the ground floor. The stunning Japanese influenced garden is quite possibly the largest garden I have seen in the area. ”

Comments by Mr Paul Davies

Ground Floor
Approx. 151.6 sq. metres (1631.6 sq. feet)



First Floor
Approx. 83.8 sq. metres (902.2 sq. feet)



Total area: approx. 235.4 sq. metres (2533.8 sq. feet)

www.jeffreyross.co.uk

Jeffrey Ross