

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ST. ANNES AVENUE



ENTRANCE HALL

3.76m x 2.59m (12'4" x 8'6")

Enter via a upvc door with side glazed panel into a spacious and welcoming entrance hall, access to all rooms plus access to the loft via a pull down ladder.

LOUNGE

4.62m x 4.29m (15'2" x 14'01")

Spacious main living room, window to front, TV point, twin doors through to the dining room.

DINING ROOM

3.68m x 3.15m (12'1" x 10'4")

Generous dining room open to the kitchen, window to side.

KITCHEN

2.95m x 2.82m (9'8" x 9'3")

Fitted wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap, tiled surround, window to side, electric cooker point.

UTILITY ROOM

2.62m x 2.34m (8'7" x 7'8")

Plumbed for washing machine with space for other white goods, fitted double base cupboard, side door leading onto the drive with rear French doors leading into the garden with side and rear windows.

BEDROOM 1

4.42m x 3.48m (14'6" x 11'5")

Master double bedroom, window to front, built in mirrored wardrobes on one wall.

BEDROOM 2

4.09m max x 2.67m (13'5" max x 8'9")

Double bedroom, window to rear, built in double wardrobe with over head cupboard.

BEDROOM 3

3.18m x 2.57m max (10'5" x 8'5" max)

Generous 3rd bedroom, built in wardrobes with over head cupboard, window to rear.

SHOWER ROOM

Double shower cubicle with pedestal wash hand basin, window to rear, fully tiled.

WC

Low level wc, window to rear.

GARDEN

Low boundary wall, crazy paved with shrub borders, exterior light, side drive allowing off road parking and leading to the garage. Enclosed private rear garden - boundary wall and fencing, paved, ornamental wall.

GARAGE

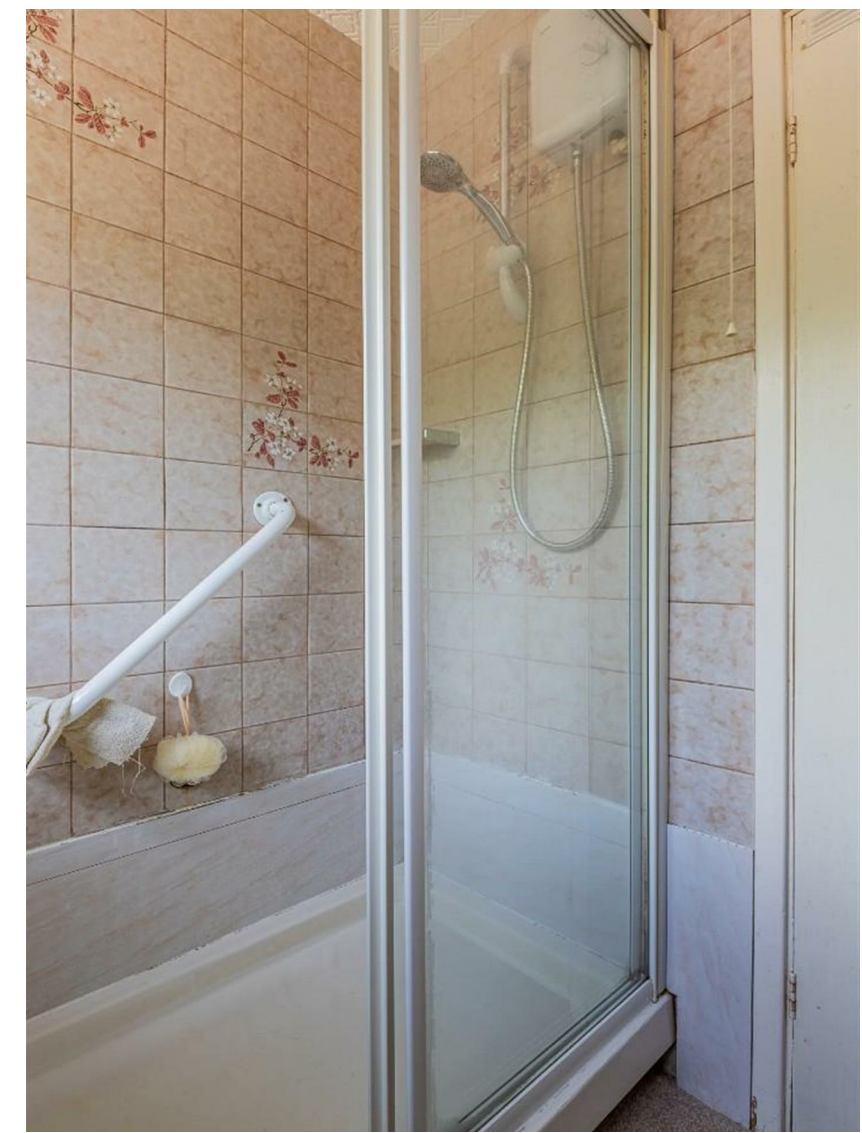
5.13m x 2.87m (16'10" x 9'5")

Attached larger than average single garage - brick built, light & power, access via up & over door with side window and door into the garden.

INFORMATION

We believe the bungalow is freehold.




With a council banding of Band F - £2,893.28



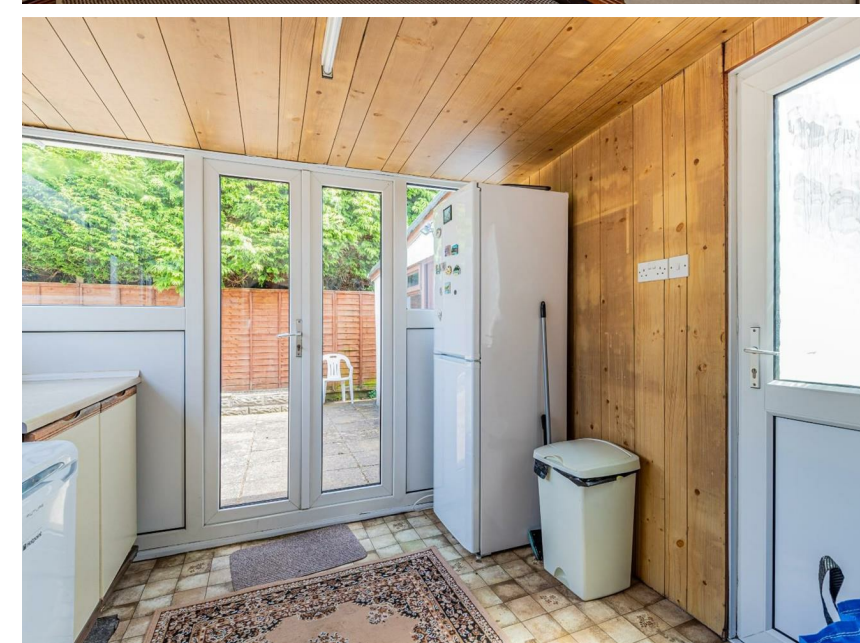


ST. ANNES AVENUE

, CF64 3PG - £585,000

 3 Bedroom(s)  1 Bathroom(s)  1287.00 sq ft

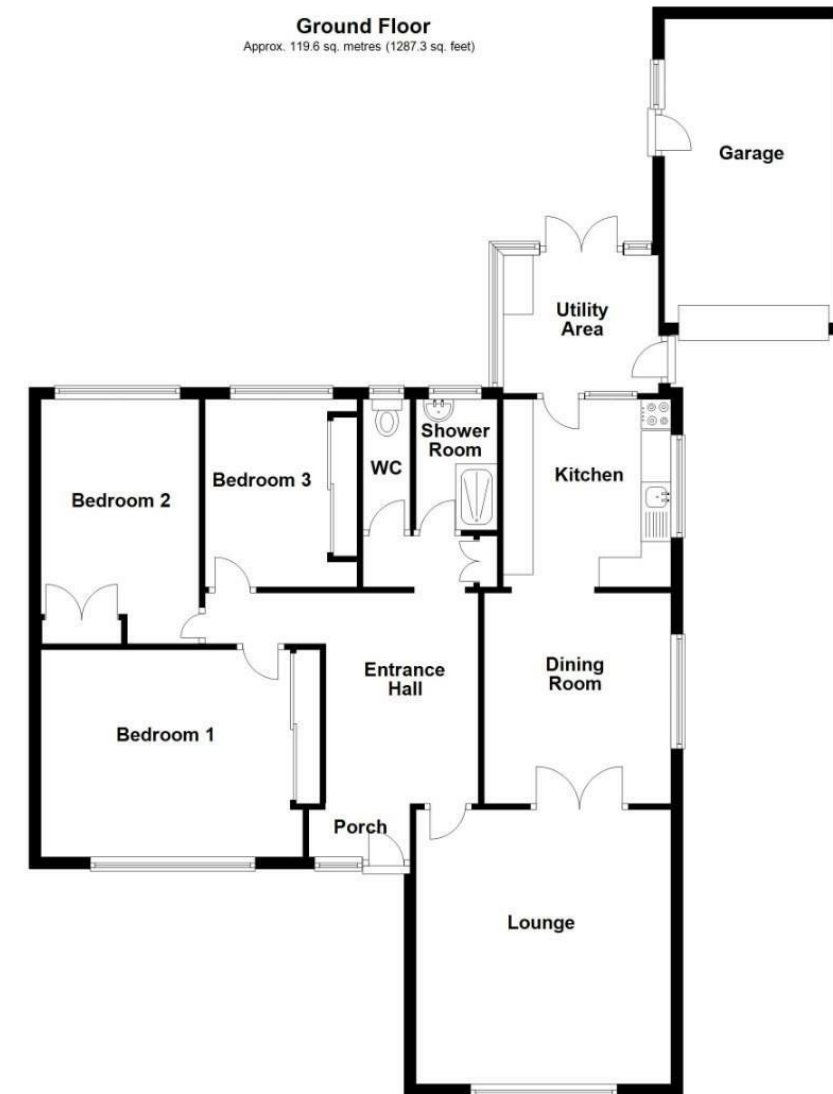
For sale with no on-going chain and immediate occupation. Spacious detached bungalow with accommodation on the one floor. Located on popular side road near the Old Pen's recreation field. Catchment for the hugely popular Evenlode Primary & Stanwell Secondary Schools. Briefly comprising a spacious and welcoming entrance hall, large lounge, spacious dining room, fitted kitchen with rear utility room, 3 generous bedrooms - wardrobes to all 3 plus a shower room and separate wv. Complimented with solid oak wood block flooring throughout (carpeted at present), gas central heating - new combination boiler (2023) and upvc double glazing. Low maintainable gardens to the front and rear plus a side drive for off road parking and an attached larger than average single garage. Viewing highly recommended.



PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator

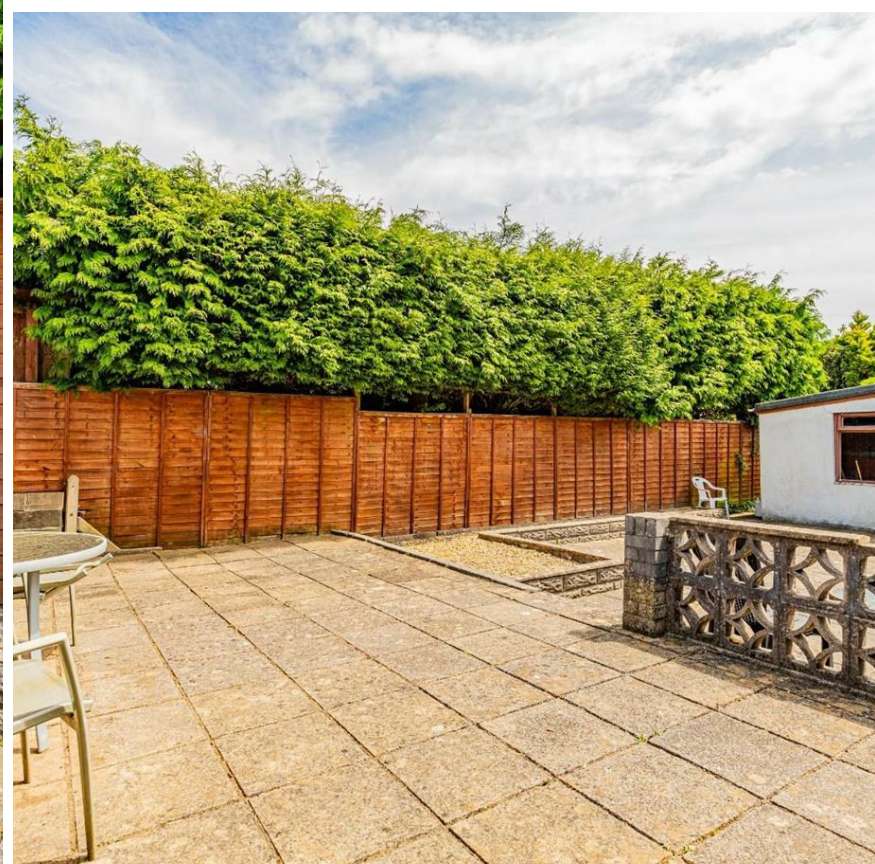




Total area: approx. 119.6 sq. metres (1287.3 sq. feet)



St. Annes Avenue, Penarth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	