

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



NORRIS CLOSE



ENTRANCE HALL

3.12m x 2.16m (10'3" x 7'1")

Spacious entrance open into the dining area of the kitchen, window to front, stairs rise to the first floor, built in cupboard under.

KITCHEN DINING

7.59m x 2.36m (24'11" x 7'9")

Impressive kitchen open to a spacious dining area, windows to front and side, telephone point, kitchen extensively fitted with a modern range of wall and base units with laminate worktop and inset sink with drainer and mixer tap and tiled surround, tiled floor, integrated fridge, freezer, dishwasher, washing machine plus built in double oven, gas hob & cooker hood, window to side and window to rear with door to garden, concealed gas combination boiler.

LOUNGE

5.11m x 3.00m (16'9" x 9'10")

Superb living room with sliding patio doors leading into the garden, TV point, telephone point.

FIRST FLOOR LANDING

Window to side, access via a wooden retractable 'Slingsby' ladder into the loft with light.

BEDROOM 1

4.62m max x 2.95m max (15'2" max x 9'8" max)

Large master double bedroom, window to rear, wrap-around fitted wardrobes, TV point.

BEDROOM 2

4.62m x 2.49m (15'2" x 8'2")

Equally large double bedroom, window to rear.

BEDROOM 3

2.74m x 2.11m (9' x 6'11")

Generous 3rd bedroom, 2 windows to front offering a pleasant outlook over Penarth towards Cardiff Bay, fitted storage over the stairs - hanging & shelving.

BATHROOM

Stylishly appointed modern white suite comprising a P shape panel bath with shower over & glass screen, pedestal wash hand basin and close coupled wc, fully tiled and tiled floor, window to front, extractor fan.

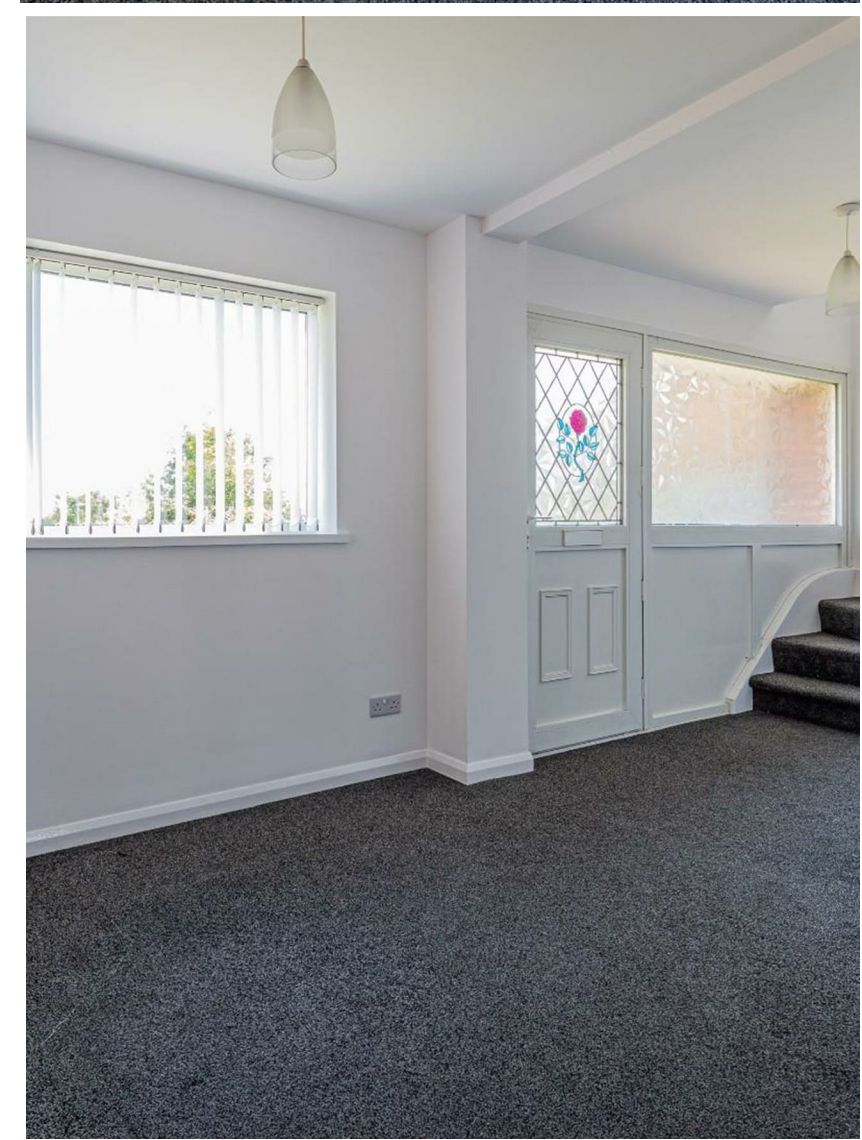
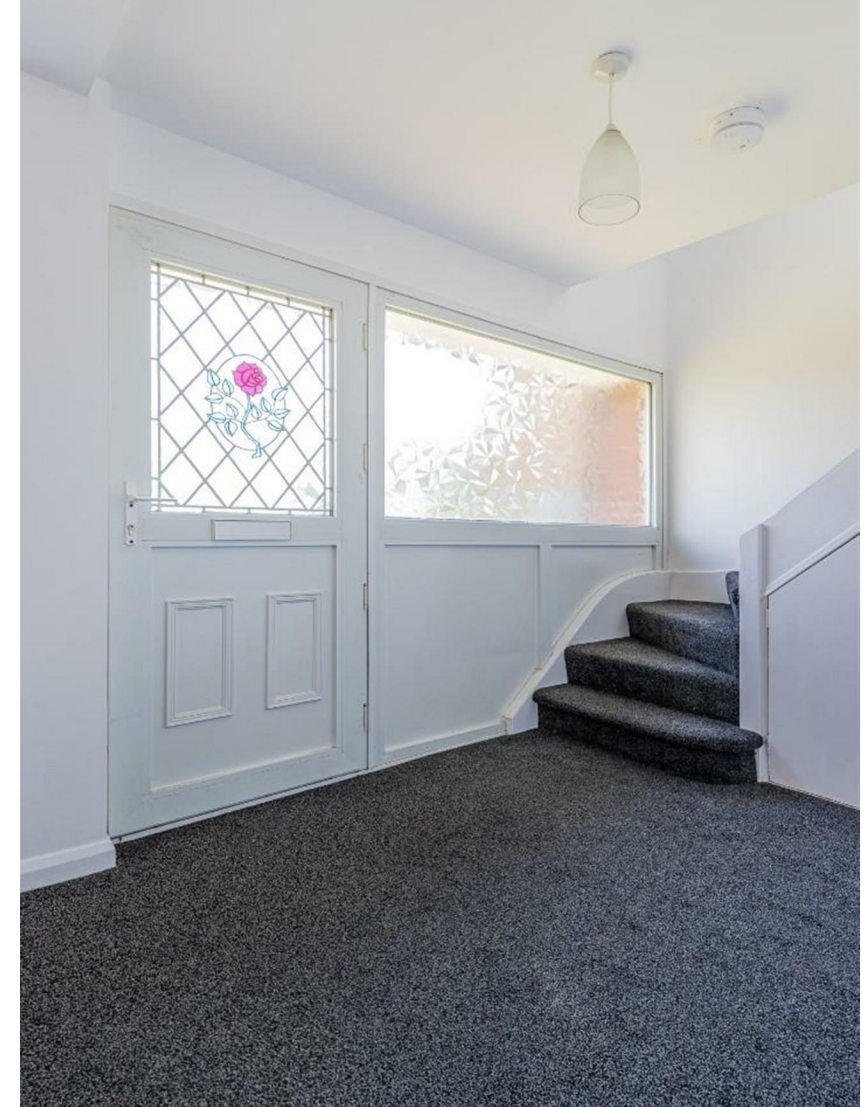
GARDEN

Generous open frontage - twin lawned and path to the front door, Landscaped enclosed rear garden with feather edge fencing, wrap-around

GARAGE

4.67m x 2.87m (15'4" x 9'5")




INFORMATION





NORRIS CLOSE

, CF64 2QW - £330,000

 3 Bedroom(s)  1 Bathroom(s)  908.00 sq ft

For sale is this spacious detached modern home in much sought after side road. with no On-Going chain and immediate occupation. Catchment for Fairfield Primary & St. Cyres Secondary Schools. With the welsh primary school - Ysgol Pen Y Garth nearby with feeder to the Bro Morgannwg Secondary School in Barry. Briefly comprising a spacious and welcoming reception hall open to an impressive 25' kitchen with room for dining table & chairs, the kitchen is fully integrated with fridge, freezer, dishwasher, washing machine and tumble drier plus built in double oven, hob & hood. Also to the ground floor a spacious lounge. To the first floor there are 3 generous bedrooms - fitted wrap-around wardrobes to the master plus a stylishly appointed bathroom - shower. Complimented with gas central heating and upvc double glazing. Set in landscaped gardens on 3 sides with a deep front lawn plus Indian stone paving to the rear and side plus the twin parking and single garage - electric door. Viewing highly recommended.



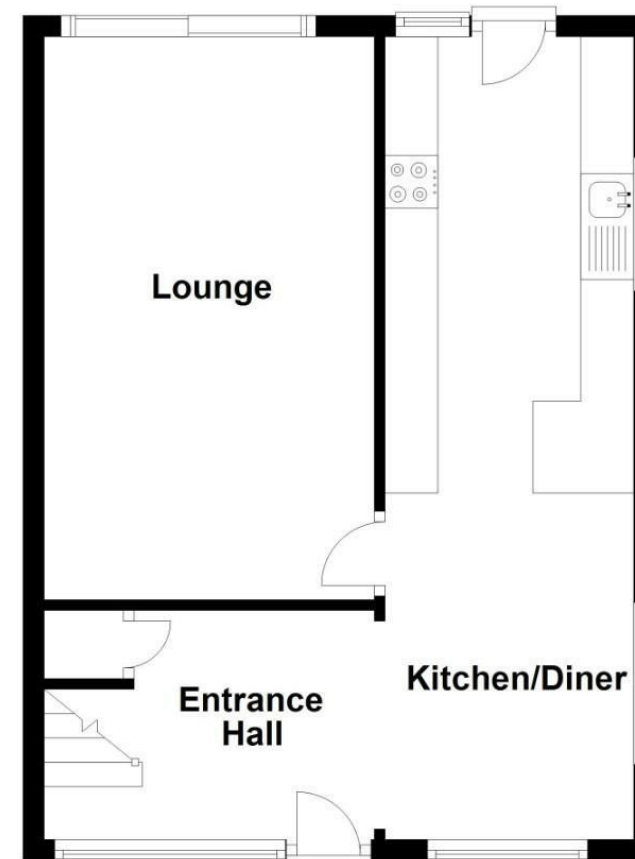
PROPERTY SPECIALIST
Mr Paul Davies
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Negotiator



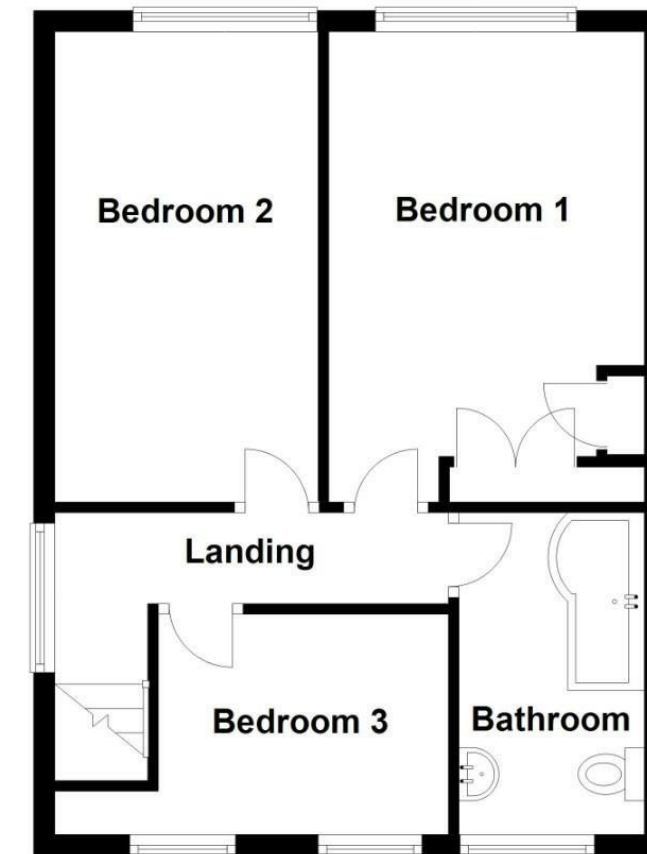


Norris Close, Penarth

Ground Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	