

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



BYRON PLACE



PORCH

Upvc double glazed, terracotta tiled floor.

ENTRANCE HALL

3.68m x 1.83m (12'1" x 6'32")

Spacious and welcoming entrance hall, stairs rise to the first floor landing, port hole stained glass window to front.

SITTING ROOM

3.28m x 3.28m (10'9" x 10'9")

Window to front, exposed Herringbone oak block flooring.

LOUNGE

4.52m max x 3.30m (14'10" max x 10'10")

Spacious living room with side window plus bi folding doors leading and overlooking into the garden, TV point, telephone point.

KITCHEN

3.30m x 2.34m (10'10" x 7'8")

Fitted range of wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, built in double oven, hob & cooker hood, space for fridge freezer, plumbed for washing machine, window to rear, door to garden.

FIRST FLOOR LANDING

Beautiful stained glass window to front, access to the loft, deep airing cupboard - slatted shelving.

BEDROOM 1

3.28m x 3.28m (10'9" x 10'9")

Double bedroom, window to front.

BEDROOM 2

3.28m x 3.28m max (10'9" x 10'9" max)

Double bedroom, windows to rear and side, cupboard housing the newly fitted condensing combination boiler (July 2024) - 10 year warrantee.

BEDROOM 3

3.28m x 2.34m (10'9" x 7'8")

Generous 3rd bedroom, window to rear.

BATHROOM

Stylishly appointed modern white suite comprising a panel P shaped bath with independent shower over and glass screen, pedestal wash hand basin and close coupled wc, fully tiled and tiled floor, heated chrome towel rail, extractor fan, window to rear.

GARDEN

Generous plot with boundary wall and established hedgerow border, mainly laid to lawn to the front and side. Enclosed private rear garden - lawned plus paved patio plus separate patio area - stone chipping's, hedgerow border, outside tap, exterior light, side gate onto the hard stand, includes 2 brick out houses for storage - 1 with light & power.

GARAGE

5.23m x 2.64m (17'2" x 8'8")

Detached single garage, up & over door allowing access with side door into the garden, light & power, side window.




INFORMATION

We believe the property is Freehold.
Council Band F - £2,893.28 (2024/2025)





BYRON PLACE , CF64 2SS - £485,000

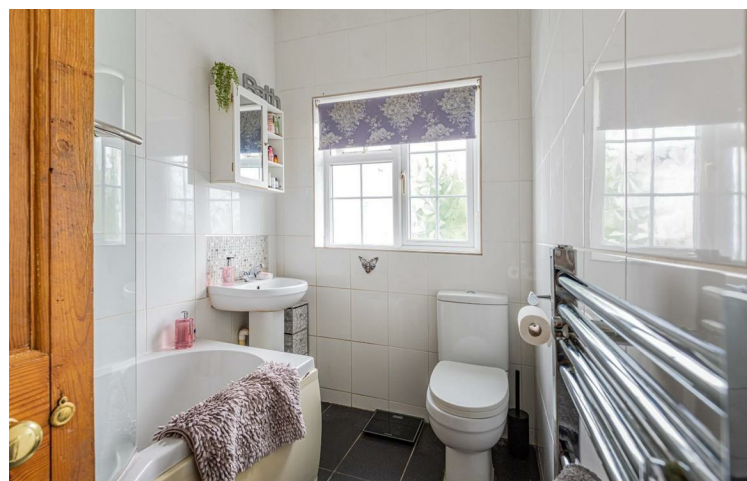
 3 Bedroom(s)  1 Bathroom(s)  968.00 sq ft

Located upon a corner plot within the hugely popular 'Gardens' area of Penarth. In this leafy suburb with 3 parks and local shops within walking distance plus not too short a walk to the Dingle train station. Spacious semi detached property found in good order throughout. Beautifully presented. Briefly comprising a porch, welcoming entrance hall - stained glass port hole window, sitting room - pine floor boards, lounge - bi fold door into the garden and fitted kitchen - built in double oven, hob & hood. To the first floor off the landing with its ornate stained glass window are 3 generous bedrooms plus a stylishly appointed bathroom - shower. Complimented with gas central heating - brand new condensing combination boiler (July 2024) including 10 year warrantee plus upvc double glazing. At the rear a detached single garage plus off road parking. Viewing highly recommended.



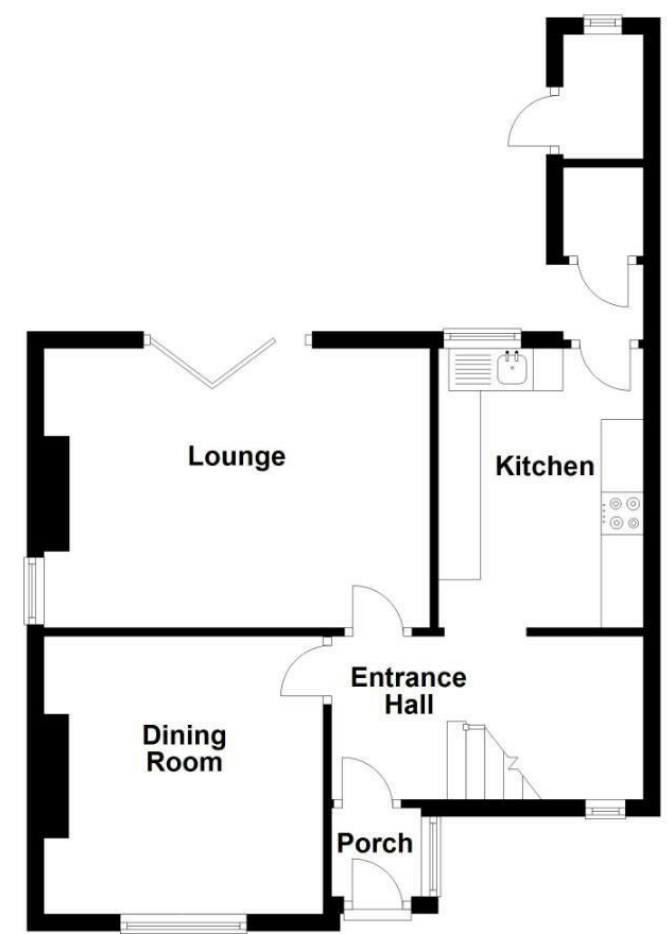
**PROPERTY
SPECIALIST**
Mr Paul Davies
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Negotiator





Byron Place, Penarth

Ground Floor
Approx. 47.4 sq. metres (510.5 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 90.0 sq. metres (968.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	