

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



QUEENS ROAD



PORCH

Enter via a stylish composite door with automated light on entry.

ENTRANCE HALL

Karndean flooring, dado rail, stairs to first floor landing with under-stairs storage cupboard.

LOUNGE DINING ROOM

6.65m max x 3.86m max (21'10" max x 12'8" max)

Through room with arch divide, larger than average tilt & turn window to front and window to rear, telephone point, TV point, inset cast-iron gas flame stove with glass door in chimney.

KITCHEN

4.09m x 2.87m (13'5" x 9'5")

Fitted with a matching range of contemporary white base and eye level units with soft close doors & drawers plus underlighting and round edged worktops, includes 2 corner carousel corner units, 1+1/2 bowl stainless steel sink unit with mixer tap and tiled splash backs, integrated fridge and freezer, plumbing for washing machine and dishwasher, built-in double oven, five ring gas hob with cooker hood over, window to side, wooden laminate flooring, eight recessed ceiling spotlights.

CONSERVATORY

Conservatory style extension, polycarbonate roof, window to rear and door to garden.

FIRST FLOOR LANDING

Stairs rise to the second floor landing.

BEDROOM 2

4.42m to robes x 3.20m (14'6" to robes x 10'6")

Double bedroom, two windows to front, built-in wardrobes with full-length sliding doors, telephone point, TV point.

BEDROOM 3

3.35m max x 3.28m max (11' max x 10'9" max)

Double bedroom, window to rear, built-in double wardrobes and separate cupboard housing combination boiler.

BEDROOM 4

2.95m x 2.36m (9'8" x 7'9")

Window to side.

BATHROOM

Fitted with a three piece modern suite comprising a deep paneled bath with an electric shower over and glass screen, vanity wash hand basin and close coupled WC, tiling to all walls, heated towel rail, window to side, ceramic tiled flooring, four recessed ceiling spotlights, 3 feature glazed panels with stained glass onto the landing.

SECOND FLOOR LANDING

Window to rear.

BEDROOM 1

4.47m max x 2.97m max (14'8" max x 9'9" max)

Impressive dormer loft conversion and now a sizeable principle bedroom, dormer window to rear and velux window to front with views across Cardiff Bay plus escape window, TV point, four recessed ceiling spotlights.

EN SUITE SHOWER ROOM

Fitted with a three piece modern white suite comprising a tiled double shower enclosure, vanity wash hand basin and close coupled WC with hidden cistern, tiling to all walls, light well, extractor fan, ceramic tiled flooring.

GARDEN

Low maintainable front garden, boundary wall. Enclosed rear garden - landscaped by the present owners, flag stone paved with a raised recently fitted composite deck to the rear with an area of slate chipping's, outside water supply, exterior light.




INFORMATION

We believe the property is Freehold.
Council Band D £2,003.04 (2024-2025)





QUEENS ROAD , CF64 1DL - £385,000

 4 Bedroom(s)  2 Bathroom(s)  1108.00 sq ft

This beautifully presented stone fronted mid terrace four-bedroom house provides a spacious and versatile home, with a stylish interior. Having been externally renovated throughout under the Penarth regeneration scheme, it benefits from a full loft conversion, with accommodation over three floors and comprises an entrance porch, hall with Karndean flooring, and 22' lounge through dining room with a contemporary inset gas fire. The kitchen, adjacent to a conservatory style breakfast room, is fitted with modern white units and also benefits from an integrated fridge and freezer, dishwasher and washing machine, a built-in double oven, and 5 ring hob and cooker hood.

To the first and second floors you'll find the family bathroom and four bedrooms. The main bedroom, with en-suite shower room, is within the loft and has views over Cardiff Bay and beyond, and the two good sized doubles on the first floor benefit from fitted wardrobe units. The regularly serviced combination boiler and UPVC double glazing throughout keeps the house warm in winter and cool in summer. To the front is a small paved garden and the enclosed and landscaped south-facing rear garden provides a great space for relaxing, dining or entertaining.

Nearby are parks and children's play areas (five minute walk), the town centre, Esplanade and Cardiff Bay Trail walkway (10-15 minutes walk), and this also benefits from being in the catchment area for the popular Albert Road Primary and Stanwell Secondary Schools. Viewing is highly recommended.



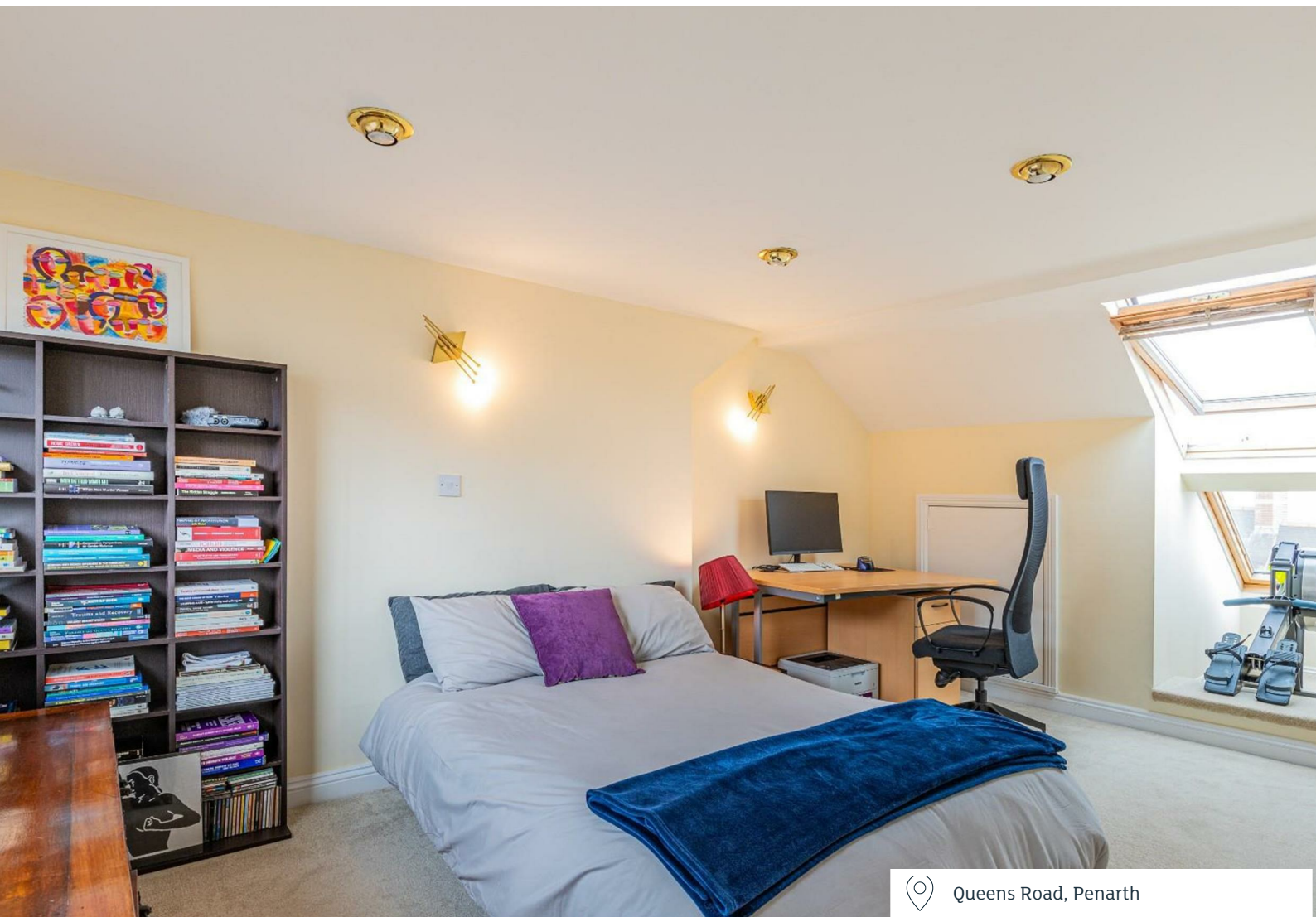
PROPERTY SPECIALIST

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Negotiator





This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.
Plan produced using PlanUp.



Queens Road, Penarth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	