



KNOWBURY AVENUE

PENARTH







## KNOWBURY AVENUE

PENARTH, CF64 5RX - £875,000



4 bedroom(s)



2 bathroom(s)



2616.00 sq ft

Nestled in the charming area of Knowbury Avenue, Penarth, this impressive detached house offers a wonderful opportunity for families seeking a spacious and versatile home. With a generous living space of 2,616 square feet, this property boasts three well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features four comfortable bedrooms, providing ample space for family members or guests. The two bathrooms ensure convenience for busy mornings and relaxing evenings alike. Built between 1970 and 1979, this home combines classic design with modern potential, making it an ideal canvas for personalisation.

One of the standout features of this property is the large west-facing garden. This outdoor space is perfect for gardening enthusiasts, children at play, or simply enjoying the sun during the warmer months. Additionally, planning permission has been approved for an extension, allowing for further development to suit your needs and lifestyle.

The property also benefits from driveway parking, ensuring that you and your guests have easy access. With so much potential to create your dream home, this house on Knowbury Avenue is a rare find in the desirable Penarth area. Whether you are looking to settle down or invest, this property is well worth considering.

\*Full details and more images to follow in the New year\*

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

[Elliott@jeffreygross.co.uk](mailto:Elliott@jeffreygross.co.uk)

02920 499680

Director












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















Knowbury Avenue, Penarth

















**ENTRANCE HALLWAY**

**SITTING ROOM**

4.80m x 3.25m (15'9" x 10'8")

**FAMILY ROOM**

6.78m x 4.17m (22'3" x 13'8")

**DINING ROOM**

3.53m x 3.10m (11'7" x 10'2")

**DOWNSTAIRS WC**

**KITCHEN**

**UTILITY**

**TO THE FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

4.80m x 3.28m (15'9" x 10'9")

**ENSUITE**

2.72m x 2.57m (8'11" x 8'5")

**BEDROOM TWO**

4.11m x 2.59m (13'6" x 8'6")

**BEDROOM THREE**

10'7" x 9'8"

**FAMILY BATHROOM**

**BEDROOM FOUR**

4.93m max x 2.49m (16'2" max x 8'2")

**STAIRS TO SECOND FLOOR**

**LOFT ROOM**

9.37m max x 2.92m (30'9" max x 9'7")

**GARDEN**

Large family garden to the rear

**DRIVEWAY**

Parking for several vehicles

**GARAGE**

9.30m x 2.87m (30'6" x 9'5")

Large garage

**INFORMATION**

We are informed by the owner that the property is Freehold this is to be confirmed by your legal advisor.

The Council Band is Band H - £4,248.02 (2025-2026)

PLEASE NOTE:

The current owners have had plans approved to increase the footprint of this home. Full details can be found on the vale planning portal.

Planning Ref: 2023/00056/FUL





Front Elevation Wall-  
smooth painted render.

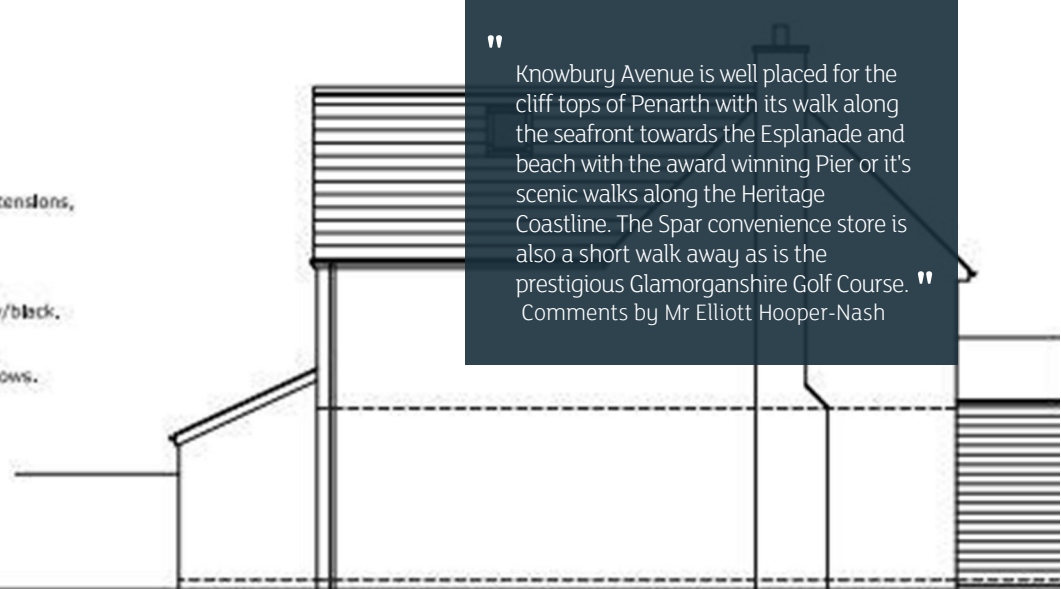
Porch-  
Cedral composite cladding.  
colour dark grey.

Roof-  
single ply membrane to flat roof extensions,  
colour dark grey.

Windows + Doors  
new powder coated aluminium to  
new and existing. colour dark grey/black.

Fascias-  
UPVC, colour to match doors/windows.

FRONT ELEVATION



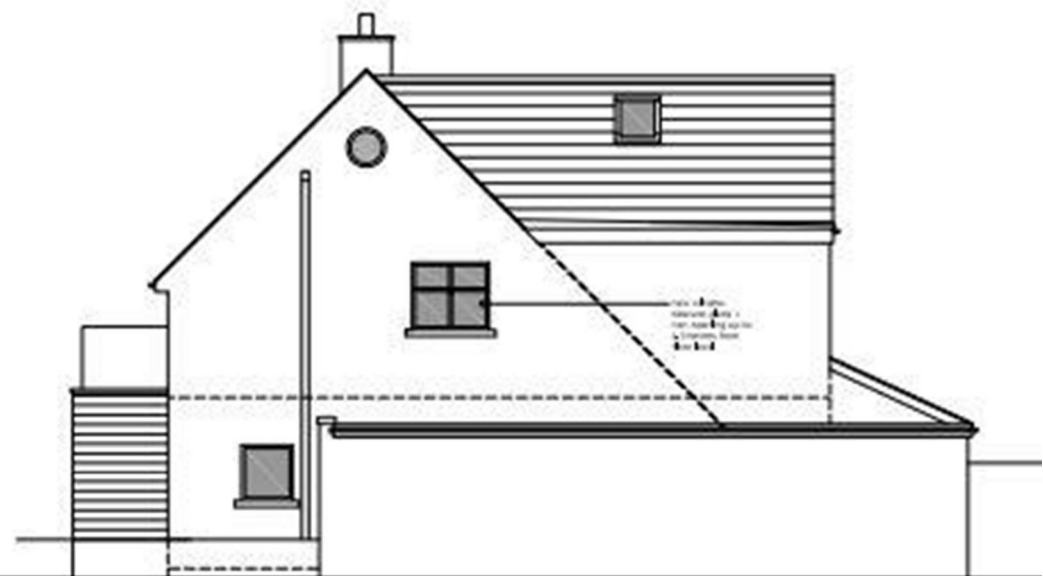
" Knowbury Avenue is well placed for the cliff tops of Penarth with its walk along the seafront towards the Esplanade and beach with the award winning Pier or it's scenic walks along the Heritage Coastline. The Spar convenience store is also a short walk away as is the prestigious Glamorganshire Golf Course. "

Comments by Mr Elliott Hooper-Nash

SIDE ELEVATION FACING 22



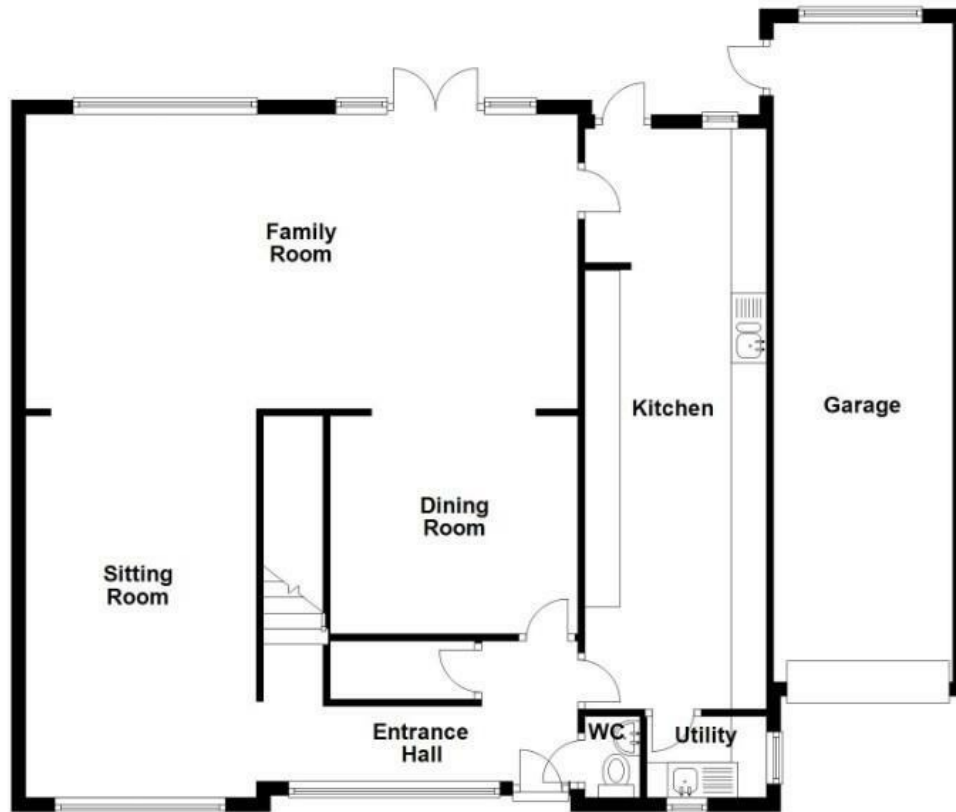
REAR ELEVATION



SIDE ELEVATION FACING 18



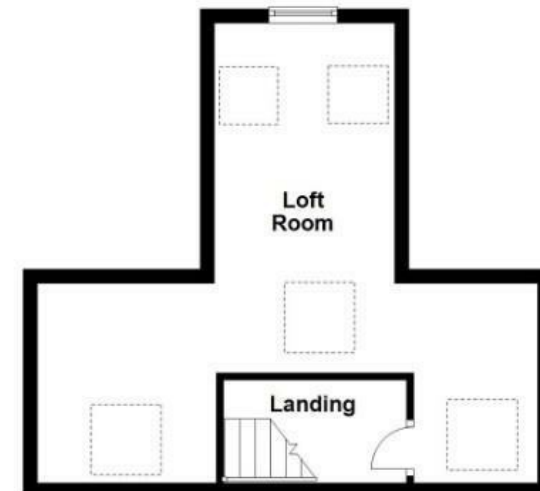
**Ground Floor**  
Approx. 126.0 sq. metres (1356.5 sq. feet)



**First Floor**  
Approx. 87.2 sq. metres (938.7 sq. feet)



**Second Floor**  
Approx. 29.8 sq. metres (321.2 sq. feet)



Total area: approx. 243.1 sq. metres (2616.4 sq. feet)



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross