



ELFED AVENUE
PENARTH
VALE OF GLAMORGAN
CF64 3LX

ASKING PRICE OF
£299,950



THREE BEDROOM SEMI DETACHED HOUSE



3



1



2



2

CHAIN FREE, THREE BEDROOM, SEMI-DETACHED HOUSE IN PENARTH MGY are delighted to bring to market this three bedroom, semi-detached house situated on Elfed Avenue in Penarth. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, utility room, WC, three bedrooms and family bathroom. The property further benefits from being chain free, has a south west facing garden, and a private driveway to the front. ***Viewing highly recommended***

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1017 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FRONT

Block paved gated driveway to front door. Gated access to rear. Laid lawn front garden with boundary wall.

ENTRANCE HALL

Entered via glazed front door into hallway. Doors to lounge, dining room and kitchen. Radiator. Stairs to first floor with storage space underneath.

LOUNGE

12' 11" x 11' 4" (3.95m x 3.46m)

Feature gas fireplace with stone hearth. uPVC double glazed window and patio for to rear garden. Radiator.

DINING ROOM

11' 5" x 10' 10" (3.48m x 3.31m)

uPVC double glazed window to front. Radiator.

KITCHEN

11' 11" x 9' 6" (3.64m x 2.90m)

Fitted with base and eye level units incorporating stainless steel sink and drainer with complementary worktops. Electric Cooke rerouted gas hob. Space for fridge and freezer. Tiled splash backs. uPVC double glazed window to rear. Radiator. Glazed door to utility room.

UTILITY ROOM

9' 9" x 5' 6" (2.98m x 1.69m)

Wall mounted gas central heating boiler. uPVC double glazed window to front, external door to side. Radiator. Door to WC.

WC

5' 7" x 4' 11" (1.71m x 1.50m)

Low level WC, wash hand basin. Space for washing machine. uPVC double glazed window to rear.

FIRST FLOOR

Landing. uPVC double glazed windows to front and side. Doors to three bedrooms and bathroom. Storage cupboard. Loft access.

BEDROOM ONE

11' 9" x 11' 4" (3.60m x 3.46m)

uPVC double glazed window to front. Fitted wardrobes. Radiator.

BEDROOM TWO

12' 2" x 8' 7" (3.72m x 2.63m)

uPVC double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM THREE

10' 1" x 5' 8" (3.08m x 1.75m)

uPVC double glazed window to side. Fitted wardrobes. Radiator.

BATHROOM

9' 8" x 6' 4" (2.95m x 1.94m)

Low level WC, wash hand basin and panelled bath with electric shower over. Radiator. uPVC double glazed window to rear.

OUTSIDE

Rear Garden - A South-Westerly facing rear garden mainly laid to lawn with mature boundary hedge. Outside tap.

TENURE

MGY have been advised that the property is FREEHOLD.



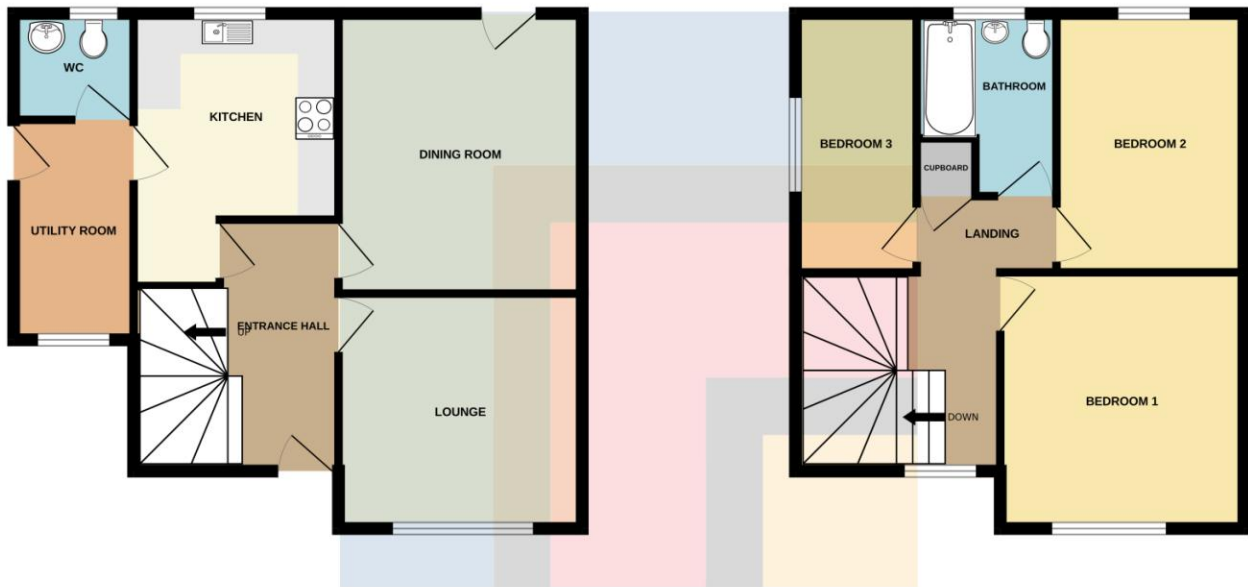
ELFED AVENUE, PENARTH, VALE OF GLAMORGAN CF64 3LX



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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PENARTH 029 2047 5191

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