



QUEENS ROAD
PENARTH
CF64 1DH

ASKING PRICE OF
£270,000



MAISONETTE



3



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**** WELL PRESENTED THREE BEDROOM MAISONETTE IN PENARTH ** OVER 1200 SQ.FT **** MGY are delighted to bring to market this well presented, three bedroom, two storey maisonette, situated on the highly sought after Queens Road, Penarth. The accommodation includes feature high ceilings and briefly comprises; entrance hallway, lounge, kitchen, three bedrooms, cloakroom and bathroom. The property further benefits from being chain free, and has gas central heating and double glazing throughout. *Viewing highly recommended*

LOCATION

Penarth, a scenic town in the Vale of Glamorgan, is known for its beautiful coastline, Victorian architecture, and welcoming community. The town offers a variety of green spaces, Penarth Pier and stunning views over the Bristol Channel, making it a popular location for both families and visitors. Dingle train station is also a 3 minute walk away. Penarth is home to highly regarded schools, such as Stanwell School and St Cyres School, both of which are known for their strong academic performances and excellent extracurricular offerings. These schools contribute to the town's reputation as a desirable place to live for those seeking quality education alongside a peaceful coastal lifestyle.

ENTRANCE HALL

Entered via front door leading from street. Tiled and carpeted flooring. Radiator. Pendant light fitting. Stairs rising to first floor.

LOUNGE

10' 11" x 21' 9" (3.35m x 6.65m)
Carpet to floor. Pendant light fitting. Radiator. Power points. TV and telephone point. Feature fireplace. Two double glazed windows to front aspect.

KITCHEN

15' 0" x 11' 0" (4.58m x 3.36m)
Vinyl flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with tap above. Tiled splashbacks. Space for appliances such as washing machine and fridge/freezer. Two pendant light fittings. Power points. Radiator. Three double glazed windows.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 1,249 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

CLOAKROOM

3' 1" x 5' 6" (0.94m x 1.70m)
Laminate flooring. WC. Wall mounted wash hand basin with hot and cold tap over and tiled splashback. Pendant light fitting. Wall mounted boiler. Extractor.

BEDROOM TWO

10' 4" x 13' 10" (3.15m x 4.23m)
Carpet to floor. Pendant light fitting. Two fitted storage cupboards. Radiator. Power points. Double glazed window to rear aspect.

SECOND FLOOR

Landing with doors to two bedrooms and bathroom. Fitted storage cupboard. uPVC double glazed obscure window to rear. Loft access.

BEDROOM ONE

13' 6" x 14' 11" (4.14m x 4.57m)
Carpet to floor. Two double glazed windows to front aspect. Power points. Pendant light fitting. Radiator.

BEDROOM THREE

13' 9" x 7' 1" (4.21m x 2.18m)
Single bedroom. Carpet to floor. Pendant light fitting. Power points. Radiator. Double glazed window to front aspect.

BATHROOM

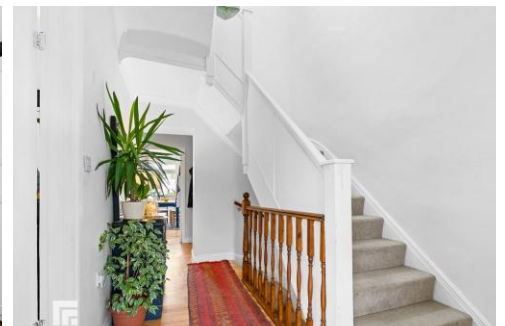
8' 3" x 10' 0" (2.52m x 3.06m)
Vinyl flooring. Partially tiled walls. White three-piece-suite comprising pedestal wash hand basin with hot and cold tap over, panelled bath with hot and cold tap over and WC. Walk in shower cubicle with mains powered shower over. Obscure double glazed window. Radiator. Extractor.

TENURE

MGY have been advised that this property has a share of the freehold.



QUEENS ROAD, PENARTH CF64 1DH



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

PENARTH 029 2047 5191

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CF64 1ED



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