



**Beaumont Court, Penarth, CF64 2AQ**

## **Welcome to**

### **Beaumont Court, Penarth**

Located in a quiet cul-de-sac of just eight properties and with NO CHAIN , this rarely available property style offers flexibility in living space and is conveniently situated for local amenities and bus routes. With two/three bedrooms, one/two living rooms, garden and parking.

\*\*\*OFFERS INVITED\*\*\*

#### **Entrance Hall**

Entered via a part double glazed door, radiator, two built in storage cupboards, stairs for first floor, doors to lounge, sitting room/bedroom, bathroom and kitchen.

#### **Lounge/dining Room**

15' x 11' 4" ( 4.57m x 3.45m )

Double glazed window to front, radiator.

#### **Sitting Room/bedroom**

12' 8" x 11' 4" ( 3.86m x 3.45m )

Double glazed window to side, radiator, deep built in wardrobes under the stairs.

#### **Kitchen**

8' 8" x 8' ( 2.64m x 2.44m )

Double glazed window to front, range of floor and wall mounted kitchen units with contrasting work surfaces, single bowl and drainer sink unit, wall mounted gas central heating boiler (2020), gas cooker point, spaces for washing machine and fridge/freezers.

#### **Bathroom**

Double glazed window to rear, panelled bath, WC and pedestal wash hand basin, radiator, tiled to splashback areas, vinyl flooring.

#### **First Floor Landing**

Doors to two bedrooms

#### **Bedroom 2**

15' x 7' 10" ( 4.57m x 2.39m )

Double glazed rood light, radiator, sloping ceilings with restricted head height.

#### **Bedroom 3**

12' 8" x 7' 10" ( 3.86m x 2.39m )

Double glazed rood light, further double glazed window to rear, radiator, sloping ceilings with restricted head height.

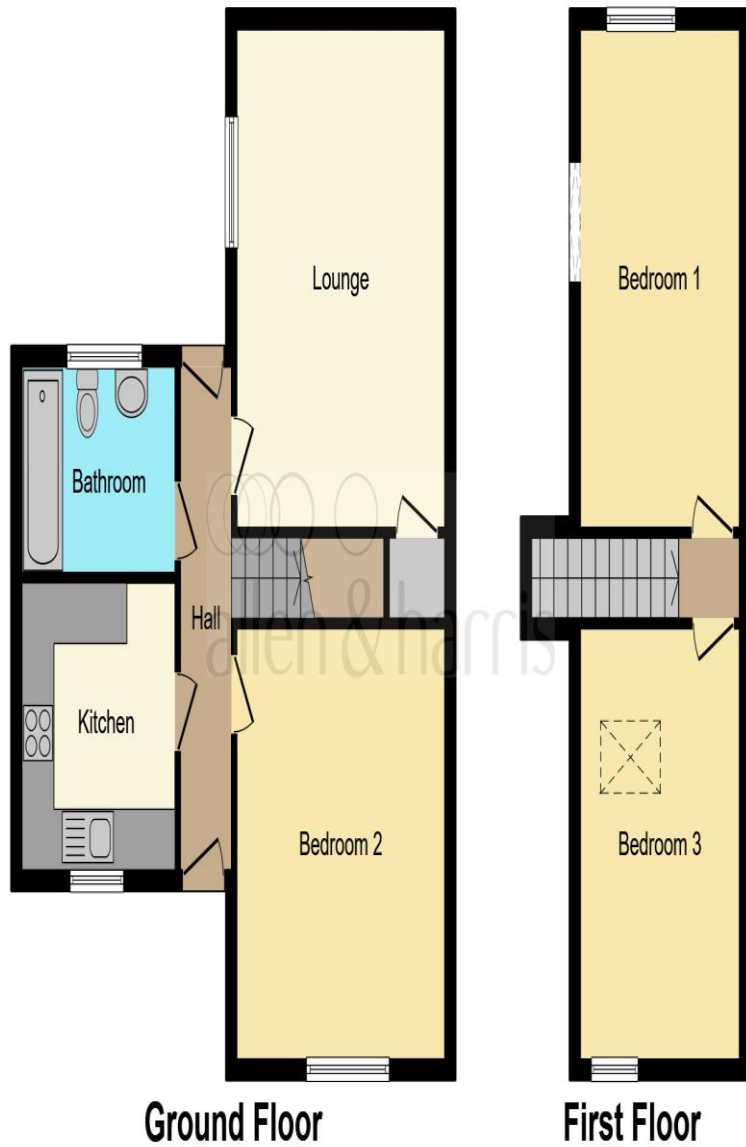
#### **Outside**

##### **Front**

Accessed via shared paved pathway, with further private paved pathway to front entrance, gas and electric meters.

##### **Rear**

A southerly facing, private and enclosed rear garden with timber fencing to three sides and timber gate providing pedestrian access to a rear lane and a dedicated parking space for the property. Garden is laid predominantly to stone slab for ease of maintenance with small planting area with raised border.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## Welcome to

### Beaumont Court, Penarth

- Council Tax Band - E
- Flexible accommodation with one/two living rooms and three/two bedrooms over two floors
- Separate kitchen, downstairs bathroom
- Private, southerly facing rear garden with lane access
- Dedicated parking space to the rear and communal parking to the front of the property

Tenure: Freehold EPC Rating: C

offers in the region of

**£325,000**

#### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the traffic lights and continue over to the roundabout. Take the second turning into Cornerswell Road and then take the 5th turning right into Coleridge Avenue. Take the second left onto Mountjoy Avenue and Beaumont Court will be on the left with the subject property at the end of the cul-de-sac, marked by our For Sale board.



**view this property online** [allenandharris.co.uk/Property/PNR106015](https://allenandharris.co.uk/Property/PNR106015)



Property Ref:  
PNR106015 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](https://allenandharris.co.uk)