



Heath Avenue, Penarth, CF64 2QZ

Welcome to

Heath Avenue, Penarth

A larger than the average semi-detached home for this area, this rarely available four bedroom is located in the highly desirable town of Penarth. Ideal for the growing family it benefits from a tandem drive, cloakroom/WC, two receptions, an extended kitchen/breakfast room and generous rear garden.

Entrance Porch

Entered via a double glazed sliding door with double glazed window to side, timber door to entrance hall.

Entrance Hall

Stairs to first floor with storage cupboard under, radiator, doors to lounge, kitchen/breakfast room and cloakroom/WC,

Cloakroom/WC

Double glazed window to side, WC and wall mounted wash hand basin.

Lounge

13' x 14' 6" (3.96m x 4.42m)
Double glazed window to front, radiator, double doors to dining room.

Dining Room

12' 3" x 11' 11" (3.73m x 3.63m)
Double glazed window to rear, radiator, 'Karndean' flooring and door to kitchen.

Kitchen

11' 9" x 7' 11" (3.58m x 2.41m)
Double glazed window to side, an extensive range of floor and wall mounted kitchen units with contrasting work surfaces, tiled splashbacks and under lighting, one and a half bowl and drainer sink unit, space for washing machine, integrated fridge, integrated dishwasher, integrated eye level electric oven and grill, 4-ring gas hob with cooker hood above and opening to a breakfast area.

Breakfast Area

8' 8" x 5' 10" (2.64m x 1.78m)
Part double glazed door to rear garden, double glazed windows to side and rear.





First Floor Landing

Access to a part boarded loft, airing cupboard housing hot water tank, doors to four bedrooms and bathroom.

Bedroom One

10' 7" x 14' (3.23m x 4.27m)
Double glazed window to front, radiator.

Bedroom Two

11' 1" to wardrobes x 10' 7" (3.38m to wardrobes x 3.23m)
Double glazed window to rear, radiator and wardrobes to wall.

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)
Double glazed window to rear, radiator

Bedroom Four

10' 4" x 9' 4" MAX (3.15m x 2.84m MAX)
Double glazed window to front, radiator and over-stairs storage cupboard.

Bathroom

Double glazed window to side, panelled bath with mixer tap and electric shower and screen above, pedestal wash hand basin with mixer tap, WC, ladder style radiator, tiled walls.

Front Garden

Laid predominantly to stone chippings with attractively planted mature borders and central planter, with side access to the rear garden via a timber gate and timber fencing.

Rear Garden

Rear garden laid predominantly to patio slab and stone chippings with further area to the side. Timber shed to remain, timber fenced boundaries and timber gate leading to a two car driveway, accessed via Heath Avenue.

Parking

Two car driveway accessed from Heath Avenue that could be extended by removing part of the good sized rear garden to provide further parking/space for caravan.



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Welcome to

Heath Avenue, Penarth

- Four bedroom semi-detached set on the outskirts of the highly sought after coastal town of Penarth
- Close to bus links and convenient for road links to Dinas Powys, Cardiff Bay and the M4.
- Two reception rooms, extended kitchen/breakfast room and cloakroom/WC to the ground floor.
- Generous rear garden and parking for two cars with potential for further parking if required.
- Double glazing and gas central heating throughout.

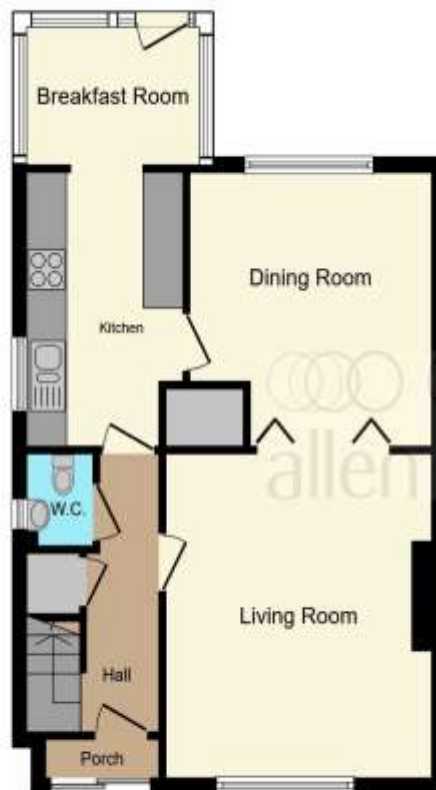
Tenure: Freehold EPC Rating: D

£375,000

directions to this property:

From the office on Stanwell Road in Penarth (CF64 2AA), proceed to the roundabout at take the second exit onto the main shopping street Windsor Road. Proceed to the roundabout and take the first exit off, continuing along Windsor Road and pass under the railway bridge. Take the 2nd left onto Pill Street, continue onto Cowslip Drive, then into Bramble Rise and then into Foxglove Drive and take the first right into Heath Avenue where the property can be found on the left hand side marked by our For Sale board.

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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.



Property Ref:
PNR105905 - 0011

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