



Elfed Avenue, Penarth, CF64 3LX

Welcome to

Elfed Avenue, Penarth

Ideal for a family this nicely presented semi-detached home benefits from off-road parking and large southerly facing rear garden with side access. Offering great living space with three bedrooms, two reception rooms, a fitted kitchen and downstairs WC, it is also in catchment for two high schools.

Entrance Hall

Entered via a part double glazed door, stairs to first floor, radiator, doors to lounge, dining room and kitchen.

Lounge

11' 4" x 11' (3.45m x 3.35m)

Double glazed window to front, tiled fireplace and radiator.

Dining Room

12' 11" x 11' 3" max (3.94m x 3.43m max)

Double glazed door to rear and radiator.

Kitchen

12' x 9' 6" max (3.66m x 2.90m max)

Double glazed window to rear, floor and wall mounted kitchen units in grey gloss with contrasting white work surfaces over, integrated 4 ring gas hob with contemporary extractor hood over, integrated oven and separate microwave, tiled splashbacks, towel style radiator, spaces for washing machine and fridge/freezer, door to outhouse.

Outhouse

Part double glazed door to side leading to the garage, storage area with wall mounted gas central heating combination boiler and doors to a large storage cupboard and cloakroom/WC

Cloakroom

Window to rear and wc.

Landing

Double glazed window to front, doors to bedrooms, loft access and airing cupboard.

Bedroom 1

12' x 11' 4" (3.66m x 3.45m)

Double glazed window to front, part fitted wardrobes and radiator

Bedroom 2

12' x 8' 6" (3.66m x 2.59m)

Double glazed window to rear and radiator

Bedroom 3

12' x 5' 11" (3.66m x 1.80m)

Double glazed window to side and radiator.

Shower Room

Double glazed window to rear, wash hand basin set into vanity unit, wc with enclosed cistern, corner shower cubicle, tiled walls and towel style radiator.

Front Garden

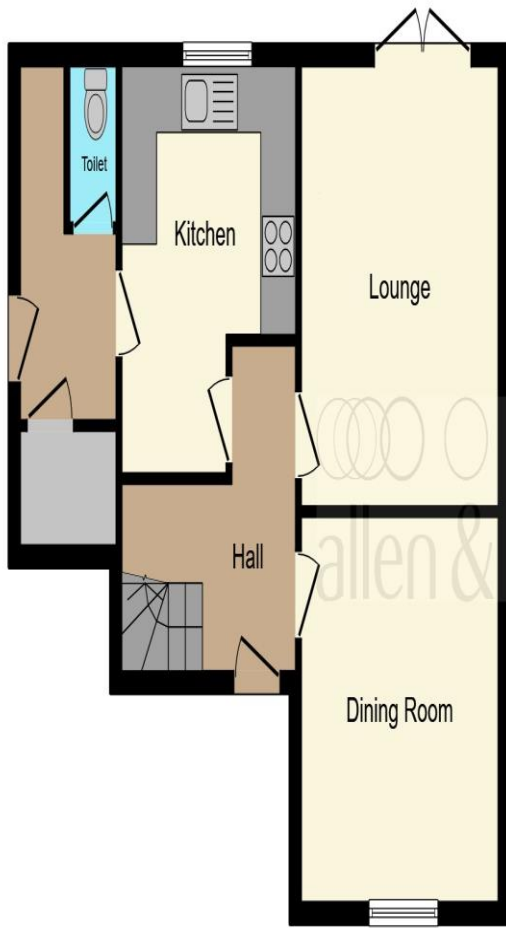
Driveway providing parking for two cars, garden area laid to lawn and side access to the rear.

Rear Garden

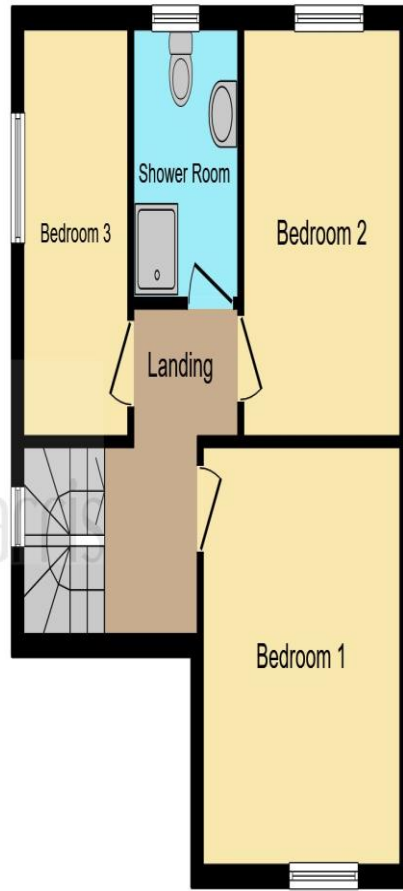
A large, southerly facing rear garden with timber fenced boundaries, laid mainly to lawn with paved patio area and central pathway leading to the rear of the garden.

Tenure

Freehold



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Welcome to Elfed Avenue, Penarth

- Council Tax Band - E
- Semi-detached home with large rear garden, ideal for a growing family
- Three good sized bedrooms and two separate reception rooms.
- Downstairs cloakroom/WC and fitted kitchen with several integrated appliances
- Good sized frontage with parking, a lawned garden and side access to rear

Tenure: Freehold EPC Rating: D

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the lights and continue along Stanwell Road until you reach the roundabout. At the roundabout take the second exit onto Cornerswell Road and the end of the road turn right onto Redlands Road. Take the first left onto Elfed Avenue, continue for approximately 200m and the property can be found on the left hand side, marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106361



Property Ref:
PNR106361 - 0004

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