



**Redlands Road, Penarth, CF64 2QR**

## **Welcome to**

### **Redlands Road, Penarth**

A very nicely presented and well maintained family home, extended to the rear and conveniently located for both Stanwell and St.Cyres High Schools. With an attractive south westerly enclosed garden with workshop, drive and garage, three reception rooms, four bedrooms and cloakroom/WC.

#### **Reception Hall**

Entered via a hard wood door with inset light and windows to side into a generously proportioned reception hall, stairs to first floor with storage cupboard under housing gas meter, radiator, dado rail, original wood block flooring, doors to lounge, sitting room, kitchen/dining room and cloakroom/WC.

#### **Cloakroom**

Double glazed window to side, wc, wall mounted wash hand basin, tiled floor, storage area for coats, further recessed storage cupboard and radiator.

#### **Lounge**

13' 3" x 11' 9" ( 4.04m x 3.58m )

Square bay window to front with built in shutters, wood block flooring and radiator.

#### **Sitting Room**

13' 8" max x 13' 4" ( 4.17m max x 4.06m )

Bi-fold doors to rear with integrated blinds, wood block flooring, gas fire and radiator.

#### **Kitchen**

A range of floor and wall mounted kitchen units in grey with complimenting work surfaces, gas and electric range cooker to remain with stainless steel splashback and stainless steel vented cooker hood over, tiled floor, low level tiled splashbacks, spotlights, wash hand basin with mixer tap, space for fridge/freezer and dishwasher, open plan to dining room.

#### **Dining Room**

11' 4" x 9' 5" ( 3.45m x 2.87m )

Double glazed window to side, double glazed double doors to rear, tiled floor, radiator and door to utility room.

#### **Utility Room**

8' 10" x 7' 9" ( 2.69m x 2.36m )

#### **First Floor Landing**

Spindles and balustrades, doors to three bedrooms and bathroom, fire door and stairs to the attic space which has been converted to provide a fourth bedroom, storage cupboard and stairs to second floor,

#### **Bedroom 1**

11' 11" x 11' 3" ( 3.63m x 3.43m )

Double glazed window to front, laminate flooring, radiator and airing cupboard housing Worcester combination boiler with storage space.

#### **Bedroom 2**

11' 9" x 10' 2" ( 3.58m x 3.10m )

Double glazed window to rear, radiator and under-stairs cupboard.

#### **Bedroom 3**

11' 4" x 8' 1" max ( 3.45m x 2.46m max )

Double glazed window to rear, radiator and laminate flooring,

#### **Bathroom**

Double glazed window to front, double width shower cubicle, clawed foot bath, WC, pedestal wash hand basin, wood panelling to dado height spotlights, extractor fan, access to an overstairs storage cupboard and radiator.

#### **Second Floor**

##### **Bedroom 4**

16' 3" x 11' 8" ( 4.95m x 3.56m )

Double glazed dormer to rear, spindles and balustrades, undereave storage and radiator.

##### **Front Garden**

Attractive brick paved driveway providing off-road parking for two to three cars leading to the garage. Garden area with large planting area, currently planted with perennials for easy maintenance with low level brick boundary walls.

##### **Garage**

An attached garage accessed by double timber doors, power and light.

##### **Rear Garden**

An attractive and characterful rear garden which is full enclosed and benefits from a south westerly aspect. As well as a large workshop with power and light, there is a greenhouse to remain, a large feature bay tree with circular planter laid to slate chippings, large patio area across the rear of the property with raised seating and a timber arbour, outside tap.

##### **Workshop**

17' 1" x 8' 6" ( 5.21m x 2.59m )

Accessed from the garden, double timber doors to the garden, double glazed window to side, power and lighting.

##### **Tenure**

Freehold



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](http://www.focalagent.com)



## Welcome to Redlands Road, Penarth

- An extended semi-detached home ideally located for well regarded high schools
- Four bedrooms, two receptions and an open plan kitchen/dining room
- An enclosed south westerly facing rear garden with large workshop
- Lovely entrance hall with downstairs cloakroom/WC, utility room off kitchen/diner
- Driveway and GARAGE

Tenure: Freehold EPC Rating: B

### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed over the traffic lights and railway bridge and continue along Stanwell Road to the roundabout. At the roundabout take the second exit onto Cornerswell Road at continue to the end of the road. At the T-junction turn right onto Redlands Road and the property can be found approximately 400 meters on the left hand side, marked by our For Sale board.



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