



Church Place South, Penarth, CF64 1BA

Welcome to

Church Place South, Penarth

Available to the market for the first time since being constructed in 1972, this unique detached property is located on one of Penarth's most sought after roads. With open plan living on the first floor providing views over the garden, there is potential to extend subject to planning regulations.

Porch

Enter via a contemporary door inset with three double glazed lights, window to front, tiled floor, storage cupboard and glazed door and window to side into the hallway,

Entrance Hall

Open riser stairs to first floor, radiator, doors to two double bedrooms a shower room and utility/cloakroom.

Bedroom 1

18' 2" x 10' 10" (5.54m x 3.30m)

Double glazed window to rear, fitted wardrobes to two walls and radiator.

Bedroom 2

10' 11" x 10' (3.33m x 3.05m)

Wooden picture window to front and radiator.

Utility Room / Cloakroom

Double glazed window to rear, wc, wall mounted wash hand basin, space for washing machine and dryer.

Shower Room

9' 10" x 6' 9" (3.00m x 2.06m)

Double glazed window to rear, wc, pedestal wash hand basin, wet room style shower cubicle with glass screen, part tiled and part PVC clad walls, radiator and airing cupboard housing combination boiler.

First Floor

Open Plan Lounge / Diner

Two large wooden picture windows to front, double glazed picture window to rear, double glazed door to BALCONY which overlooks the rear garden, serving hatch and door to kitchen

Lounge Area

18' 2" x 17' 1" max (5.54m x 5.21m max)

Dining Area

10' x 8' 9" (3.05m x 2.67m)

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to side and rear, floor and wall mounted kitchen units with work surfaces over, double bowl and drainer sink unit with mixer tap over, gas cooker, space for washing machine and fridge-freezer, part tiled walls and loft hatch.

Front Garden & Garage

Garden area is laid to lawn with shrub borders and a large mature tree providing an attractive outlook from the front of the property. Driveway laid to brick pavia leads to a DETACHED GARAGE and there is side access to the rear garden.

Rear Garden

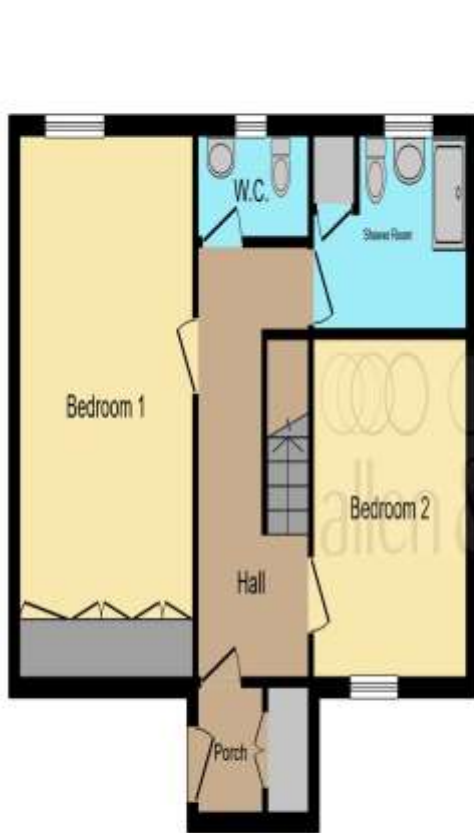
An enclosed L-shaped rear garden laid predominantly to paving slab with a small area laid to lawn, greenhouse to remain.

Tenure

Freehold

Agents Note

it is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across Wales and England. Your conveyancer will take the necessary steps and advise you accordingly.



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 Church Place South, Penarth

- A unique, detached property with church views and distant coastal views on one of Penarth's most sought after roads.
- Open plan living space on the first floor with balcony providing views onto the garden.
- Separate kitchen also located to the first floor, two double bedrooms and bathroom to the ground floor.
- Driveway to front with access to a GARAGE
- Gardens to front and rear with space to side providing potential to extend subject to the usual planning regulations.

Tenure: Freehold EPC Rating: C

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the third exit onto Albert Road. Take the 5th turning right onto Belle Vue Terrace and at the end of the road proceed directly onto Church place South where the property can be found on the right hand side marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106265



Property Ref:
PNR106265 - 0002

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.



029 2070 5528



penarth@allenandharris.co.uk



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



allenandharris.co.uk