



**John Street, Penarth, CF64 1DN**

## **Welcome to**

### **John Street, Penarth**

Conveniently situated for both Penarth's town centre and Marina, this mid-terraced home is surprisingly spacious being set over four floors. The property benefits from a master bedroom with ensuite, two further double bedrooms, three reception rooms, bathroom and a private, enclosed rear garden.

#### **Entrance Hall**

Enter via a part double glazed door, stairs to first floor and lower ground floor, door to lounge area.

#### **Lounge**

12' 6" x 12' 4" ( 3.81m x 3.76m )

Double glazed window to front, ornate fireplace, cupboards to one side of chimney breast and opening to sitting room.

#### **Sitting Room**

10' 4" x 9' 11" ( 3.15m x 3.02m )

Double glazed door overlooking the rear garden, radiator.

#### **Lower Ground Floor**

##### **Kitchen**

12' 4" x 10' 2" ( 3.76m x 3.10m )

Double glazed door leading to the rear garden, wall mounted gas fired combination boiler, floor and wall mounted kitchen units with complimenting work surfaces over, circular bowl and drainer sink unit with mixer tap, laminate flooring, gas cooker point, space for washing machine, dryer and dishwasher, tiled splashbacks, spotlights, door to bathroom and opening to a STUDY area and DINING ROOM.

#### **Study Area**

Door to lounge/diner, electric meter and fusebox.

#### **Dining Room**

12' 4" x 9' 6" ( 3.76m x 2.90m )

A lovely room for entertaining with double glazed double doors to the side leading to the rear garden, double glazed window to rear overlooking the garden, spotlights.

#### **Study Area**

9' x 4' 4" ( 2.74m x 1.32m )

Laminate flooring

#### **Bathroom**

10' 7" x 8' 7" ( 3.23m x 2.62m )

Double glazed window to front, wc, wash hand basin set onto a vanity unit, corner 'jacuzzi-style' bath, double width shower, tiled walls and floor and electric towel rail.

#### **First Floor Landing**

Double glazed window to rear, stairs to second floor, spindles and balustrades and doors to two bedrooms.

#### **Bedroom 1**

15' 11" x 10' 8" ( 4.85m x 3.25m )

two double glazed windows to front, cupboards to either side of chimney breast and radiator

#### **Bedroom 2**

10' 5" x 10' 2" ( 3.17m x 3.10m )

Double glazed window to rear, cupboards to either side of chimney breast and radiator.

#### **2nd Floor Landing**

Double glazed window to rear and door to bedroom

#### **Bedroom 3**

17' 4" x 15' 5" max ( 5.28m x 4.70m max )

RESTRICTED HEAD HEIGHT Double glazed roof light to front, double glazed dormer window to rear, radiator and door to ensuite.

#### **Ensuite**

Double glazed window to rear, wc, panelled bath and part tiled walls.

#### **Front Garden**

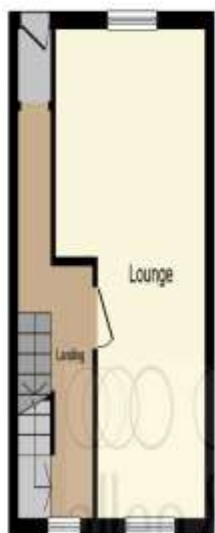
Forecourt with low level boundary wall and pathway to front entrance.

#### **Rear Garden**

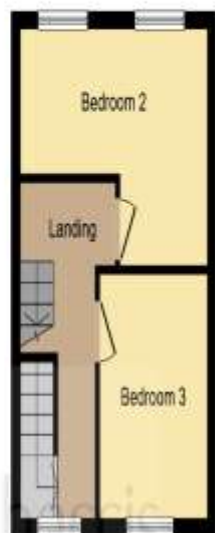
A surprisingly private and enclosed courtyard style garden laid predominantly to patio slab for ease of maintenance. Walled boundaries and a gate providing pedestrian access to the rear lane.



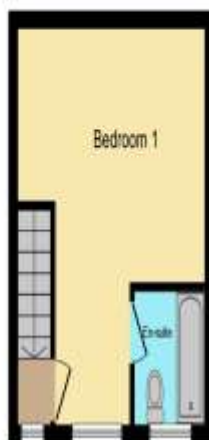
**Ground Floor**



**First Floor**



**Second Floor**



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



## Welcome to John Street, Penarth

- Council Tax Band: D
- Located on a popular street in the sought after coastal town of Penarth, convenient for access to the town centre and Marina
- Three bedrooms, lounge and sitting area, dining room and study area.
- Spacious accommodation spread over four floors with bathroom on the lower ground floor and ensuite to master bedroom
- Kitchen with adjoining dining area with doors opening to the rear garden

Tenure: Freehold EPC Rating: D

### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the third exit onto Albert Road. Proceed up the hill and at the T-junction proceed over onto Stanwell Crescent. At the end of the road turn right onto John Street where the property can be found on the left hand side adjacent to the Clive Arms Public House.



**view this property online** [allenandharris.co.uk/Property/PNR106396](http://allenandharris.co.uk/Property/PNR106396)



Property Ref:  
PNR106396 - 0003

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