



**St Marks Road, PENARTH, CF64 3PF**

## **Welcome to**

### **St Marks Road, PENARTH**

A substantial detached residence offering flexible accommodation, set in a sought after no-through road in Penarth with views across playing fields. With four bedrooms, three reception rooms, sizeable rear garden and parking for numerous cars, this is a great family home with potential to improve.

#### **Entrance Porch**

Entered via a double-glazed door with double glazed windows to front, tiled floor, further door to entrance hall.

#### **Entrance Hall**

Spacious entrance hall with stairs to first floor with spindles and balustrades, storage cupboard, laminate flooring, radiator and doors to the lounge, cloakroom/wc, kitchen and sitting room.

#### **Cloakroom/WC**

Pedestal wash hand basin with mixer tap over, wc and radiator.

#### **Lounge**

14' 11" x 12' ( 4.55m x 3.66m )

A nicely proportioned reception space with double glazed bow window to front, feature fireplace, laminate flooring and radiator.

#### **Sitting Room**

14' 7" x 12' 8" ( 4.45m x 3.86m )

Double glazed double doors with windows to side leading to the conservatory, gas fire, radiator.

#### **Conservatory**

14' 3" x 12' 7" ( 4.34m x 3.84m )

Double glazed double doors providing access to the garden, double glazed windows to two sides with low level base brick wall and glazed roof, tiled floor with underfloor heating,

#### **Kitchen**

12' 7" x 10' 7" ( 3.84m x 3.23m )

Double glazed window to the rear overlooking the garden, an extensive range of shaker style contemporary grey coloured units with contrasting worktops, composite sink with half bowl and drainer

and mixer tap. complimenting grey tiled splash backs, tiled floor, spaces for a range cooker with cooker hood above and spaces for a dishwasher. Opening to a lobby area with part double glazed door to garden and a space for fridge/freezer, opening to dining room.

#### **Dining Room**

9' 7" x 8' 6" ( 2.92m x 2.59m )

Double glazed window to rear overlooking the rear garden, radiator, tiled floor, storage cupboard and doorway to utility room.

#### **Utility Room**

9' 6" x 8' 2" ( 2.90m x 2.49m )

Double glazed window to side, range of floor and wall mounted kitchen units with work tops, wall mounted gas fired central heating boiler, tiled floor, spaces for washing machine, dryer and freezer, door to further reception room or fifth bedroom.

#### **Office/Bedroom 5**

10' 5" x 9' 6" ( 3.17m x 2.90m )

Double glazed window to front, door leading to the side access to the front and rear of the property, electric radiator.

#### **First Floor Landing**

A split-level landing with spindles and balustrade, access to a walk-in loft space, four bedrooms and a family bathroom.

#### **Bedroom 1**

11' 5" x 10' 9" to wardrobes ( 3.48m x 3.28m to wardrobes )

Double glazed windows to rear, built in wardrobes to one wall, laminate flooring and radiator.

#### **Bedroom 2**

12' 7" x 10' 8" ( 3.84m x 3.25m )

Double glazed windows to rear, laminate flooring and radiator

#### **Bedroom 3**

12' 1" x 12' ( 3.68m x 3.66m )

Double glazed windows to front and radiator

#### **Bedroom 4**

8' 8" x 5' 10" ( 2.64m x 1.78m )

Double glazed windows to side and radiator - please note that this bedroom has Restricted Head Height.

#### **Bathroom**

13' 3" x 10' 2" max ( 4.04m x 3.10m max )

Double glazed window to front, partly free standing 'whirlpool' bath with built in lighting, wash basin, WC, tiled shower enclosure, part tiled walls, laminate flooring, radiator.

#### **Walk-In Loft Space**

Accessed from the half landing this is a useful storage area with double glazed windows to front and rear, two radiators and provides potential to add some further living space, subject to the usual planning and building regulations.

#### **Outside Front**

The front garden has been mainly set aside for parking with a large, pressed concrete drive providing space for numerous vehicles. Side access to the rear garden.

#### **Outside Rear**

A private enclosed rear garden, with timber fenced and brick wall boundaries, laid partly to lawn with a large natural stone patio, storage shed to remain, planted borders and beds with stone chippings and mature fruit trees.



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)

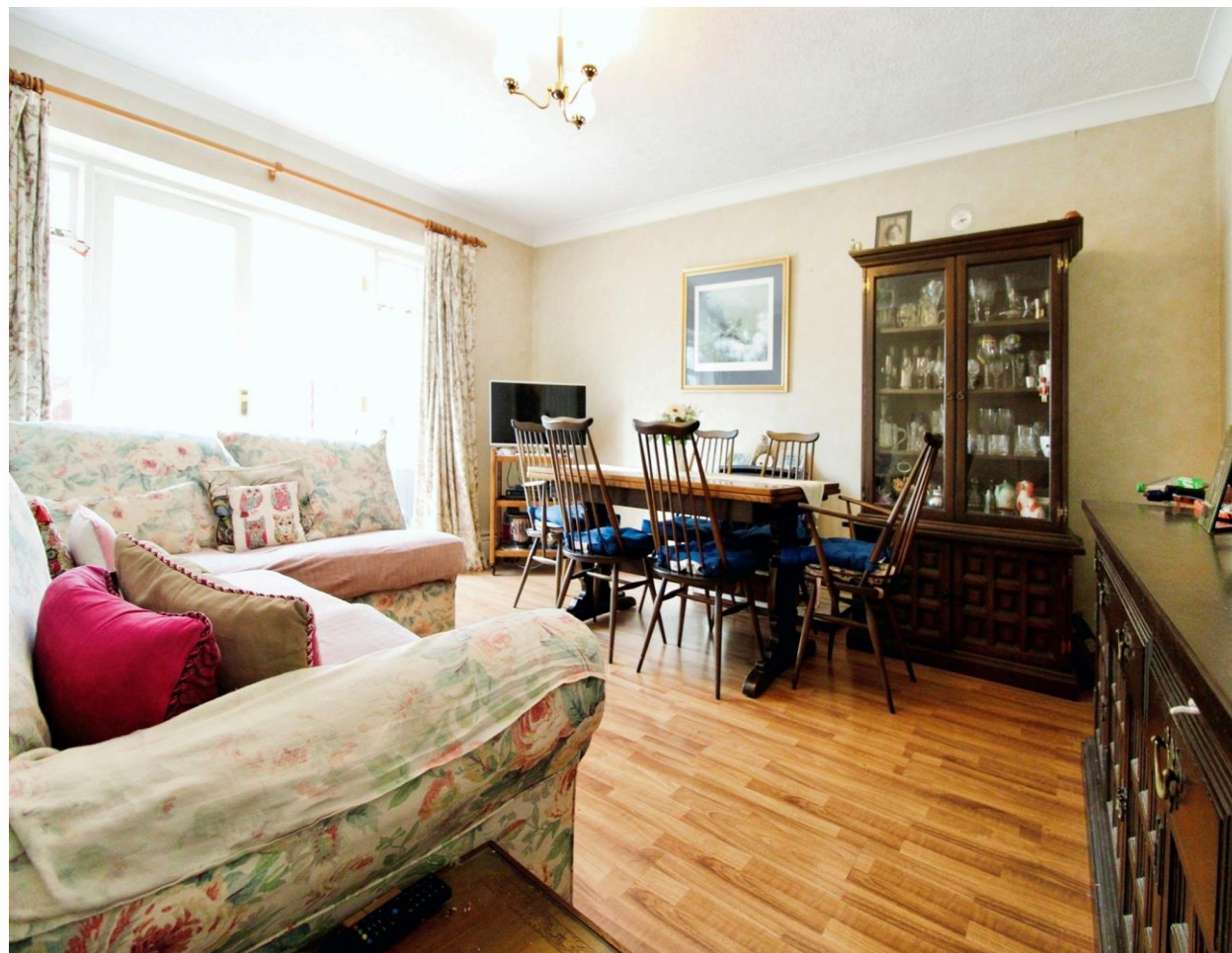
## Welcome to St Marks Road, PENARTH

- Council Tax Band: G
- A substantial detached residence offering flexible accommodation with office space or potential for multi-generational living.
- Three reception rooms, cloakroom/WC, utility room, kitchen and a further office (potential fifth bedroom) with own outside access on the ground floor.
- Four bedrooms and family bathroom on the first floor.
- Parking for numerous cars and an enclosed, level rear garden ideal for a growing family.

Tenure: Freehold EPC Rating: C

### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the traffic lights and pass directly over to continue along Stanwell Road. Take the first left onto Victoria Road and continue to the very end of the road and at the traffic lights turn left onto Lavernock Road. Take the first right onto St. Marks Road, follow the road around to the left and the property can be found on the left hand side, opposite the Old Penarthians playing fields.



**view this property online** [allenandharris.co.uk/Property/PNR106411](http://allenandharris.co.uk/Property/PNR106411)



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