



**Hill Terrace, Penarth, CF64 1HA**

## **Welcome to**

### **Hill Terrace, Penarth**

A beautifully appointed cottage with elevated position convenient for Cogan Railway station, Penarth as well as road links to Cardiff and the M4. The property has an open plan living space with contemporary kitchen, large conservatory, two double bedrooms, first floor bathroom, loft space and garden

#### **Hall Area**

Enter via contemporary door, stairs to first floor and laminate flooring.

#### **Lounge Area**

11' 6" max x 8' 1" ( 3.51m max x 2.46m )

Double glazed window to front, laminate flooring and radiator.

#### **Kitchen**

16' 5" x 9' 8" ( 5.00m x 2.95m )

Floor and wall mounted kitchen units with contrasting work surface over, brick tiled splash-backs, single bowl and drainer sink unit with mixer tap over, integrated dishwasher, washing machine and fridge-freezer, electric oven and hob with cooker hood over, cupboards to either side of chimney breast, spotlights and double doors to conservatory.

#### **Conservatory**

14' 11" x 9' 11" ( 4.55m x 3.02m )

Double glazed windows to two sides, double glazed door to rear leading to garden and contemporary style radiator.

#### **First Floor Landing**

Stairs to attic space, doors to two bedrooms, sliding door to bathroom and feature wood panelling.

#### **Bedroom 1**

10' 6" x 10' to chimney breast ( 3.20m x 3.05m to chimney breast )

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

#### **Bedroom 2**

10' 6" to chimney breast x 8' 8" ( 3.20m to chimney breast x 2.64m )

Double glazed window to rear, radiator, single wardrobes to either side of chimney breast.

#### **Bathroom**

Double glazed window to rear, panelled bath with electric shower and screen over, pedestal wash hand basin with mixer tap over, wc, tiled walls and radiator,

#### **Loft Space**

16' 4" x 9' 4" ( 4.98m x 2.84m )

Restricted Head Height. Double glazed roof light to front and under-eave storage

#### **Outside**

##### **Front**

Steps up to an elevated courtyard garden with stone wall boundary and views onto Dingle Park.

##### **Rear**

Steps up to a rear garden with attractive modern style slatted timber fencing and rendered black wall boundaries. Set on two terraces with one area laid to artificial turf with steps up to a second level which is laid to patio slab to provide a lovely seating area ideal for BBQ's and relaxing. Door providing pedestrian access to a rear lane.



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 Hill Terrace, Penarth

- Council Tax Band - C
- Beautifully appointed two bedroom cottage
- Open Plan Living area and contemporary Kitchen
- Conservatory leading to rear garden providing perfect space for outdoor living
- Good Transport Links

Tenure: Freehold EPC Rating: E

# £320,000

### directions to this property:

From the office on Stanwell Road, proceed to the roundabout and take the second exit onto the main shopping street, Windsor Road. Proceed to the end of the road and take the second exit onto Plassey Street and Hill Terrace can be found immediately on the left hand side.



**view this property online** [allenandharris.co.uk/Property/PNR106438](https://allenandharris.co.uk/Property/PNR106438)



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