



**Milton Road, Penarth, CF64 2SW**

## **Welcome to**

### **Milton Road, Penarth**

Situated in the highly desirable Gardens area this larger style of semi-detached home offers fantastic space for a family. With three generous bedrooms, two reception rooms with attractive wood block flooring, a kitchen/dining room, cloakroom/WC, utility room, parking and a south facing garden.

#### **Entrance Hall**

Entered via a part double glazed door with double glazed window to side, stairs to first floor with spindles and balustrades, under stair storage cupboard, tiled floor, radiator, doors to two reception rooms, kitchen/diner and cloakroom/WC.

#### **Cloakroom**

Double glazed window to front, wc, wall mounted wash hand basin with mixer tap over, feature wood block flooring and radiator.

#### **Lounge**

12' 8" x 11' 11" into bay ( 3.86m x 3.63m into bay )

Double glazed bay window to front, corner chimney breast inset with gas fire, feature wood block flooring and radiator.

#### **Sitting Room**

16' into bay x 12' 5" max ( 4.88m into bay x 3.78m max )

Double glazed doors with double glazed windows to side opening onto and providing views to the rear garden, feature wood block flooring and radiator.

#### **Kitchen**

13' 4" max x 11' 9" ( 4.06m max x 3.58m )

Double glazed window to rear overlooking the garden, one and a half bowl sink and drainer unit with mixer tap over, an

extensive range of floor and wall mounted kitchen units with work surfaces over, eye-level integrated electric oven and grill, integrated gas hob with cooked hood above, brick tiled splashbacks, laminate flooring, spotlights, radiator, space for table and chairs, double glazed door to side giving access to the gardens and driveway and archway to utility room.

#### **Utility Room**

6' 11" x 5' 4" ( 2.11m x 1.63m )

Space for washing machine and fridge-freezer, wall mounted gas central heating boiler and laminate flooring.

#### **First Floor Landing**

A spacious and light landing space lit with a feature double glazed window to front, split level with spindles and balustrades, loft access with ladder leading to a large and partially boarded loft space, doors to three good sized bedrooms and a family bathroom.

#### **Bedroom 1**

13' 8" x 12' 6" max ( 4.17m x 3.81m max )

Double glazed window to rear and radiator.

#### **Bedroom 2**

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

Double glazed bay window to front and radiator.

#### **Bedroom 3**

11' 9" x 9' 11" ( 3.58m x 3.02m )

Double glazed window to rear and radiator.

#### **Bathroom**

Double glazed window to front and side, wc, wash hand basin with mixer tap over set into a vanity unit, panelled bath, separate walk-in shower cubicle with glass screen, tiled walls and complimenting tiled floor, underfloor heating, towel style radiator and spotlights.

#### **Front Garden**

Front garden laid to lawn with shrub borders and paved pathway to the front entrance. Driveway to the side provides parking for several cars which continues to the side of the property provides side access to the rear garden.

#### **Rear Garden**

A generously proportioned and surprisingly private south westerly facing rear garden, with paved patio area leading to a lawned space with shrub borders and several mature trees and bushes. Timber shed and Greenhouse to remain. Outside tap.





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 Milton Road, Penarth

- Council Tax Band: F
- Three generous bedrooms, two reception rooms and a kitchen/diner
- Cloakroom/WC, large family bathroom with separate shower and underfloor heating
- Driveway providing off-road parking and a large southerly facing rear garden
- Utility room, gas central heating and double glazing throughout

Tenure: Freehold EPC Rating: Awaited

### directions to this property:

From the office on Stanwell Road, proceed to the traffic lights and drive straight on to continue along Stanwell Road. At the roundabout take the second exit onto Cornerswell Road and then take the fifth turning right onto Coleridge Avenue. Take the second left onto Milton Road and the property can be found on the left hand side.



**view this property online** [allenandharris.co.uk/Property/PNR106463](https://allenandharris.co.uk/Property/PNR106463)

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