



Elfed Avenue, PENARTH, CF64 3LY

Welcome to

Elfed Avenue, PENARTH

****GREATLY EXTENDED**** Providing 171 sq m of living space (almost twice the size of standard home in the area!!), this large family home needs to be seen to appreciate the accommodation on offer. The accommodation includes a 29' lounge, dining room, sitting room, kitchen, five bedrooms and ensuite.

Entrance Porch

8' 5" x 5' 5" (2.57m x 1.65m)

Entered via a part double glazed door, double glazed windows to 3 sides, tiled floor and part double glazed door to hall.

Entrance Hall

Stairs to first floor with storage area under, part glazed doors to kitchen and sitting room, laminate flooring and radiator.

Sitting Room

14' 6" x 11' 11" (4.42m x 3.63m)

Double glazed window to front, laminate flooring, dado rail, radiator, brick clad fire place and archway to dining room.

Kitchen

10' 9" x 9' 7" max (3.28m x 2.92m max)

Double glazed window to rear, floor and wall mounted kitchen units in grey gloss with contrasting work surfaces, circular bowl and drainer with mixer tap over, electric oven and glass hob with stainless steel splash back and cooker hood over, space for washing machine, dryer and American style fridge freezer, under stair storage area, laminate flooring and doors to lounge and dining room.

Dining Room

10' 1" max x 9' 7" (3.07m max x 2.92m)

Double glazed sliding door to rear garden, laminate flooring, dado rail, radiator and archway to sitting room.

Lounge

29' 9" x 19' (9.07m x 5.79m)

A surprisingly large living space with double glazed windows to front and rear, Double glazed door to side leading to the garden, part laminate flooring and radiator.

First Floor Landing

Double glazed window to front, doors to five bedrooms and bathroom.

Bedroom 1

15' 2" x 12' 1" (4.62m x 3.68m)

Double glazed window to front, radiator, door to ensuite.

Ensuite

12' 1" x 7' (3.68m x 2.13m)

Large ensuite with double glazed window to side, a 'step up' bath, large corner shower cubicle, pedestal wash hand basin, wc and part tiled walls.

Bedroom 2

11' 11" x 10' 8" into wardrobes (3.63m x 3.25m into wardrobes)

Double glazed window to front, built out wardrobes to one wall and radiator.

Bedroom 3

12' 7" x 8' 2" (3.84m x 2.49m)

Double glazed window to rear, built in wardrobes and radiator.

Bedroom 4

15' 11" x 9' 10" (4.85m x 3.00m)

This double bedroom has been designed to be converted into two smaller bedrooms if required, with two double glazed windows to rear, two radiators and loft access.

Bedroom 5

9' 9" max into wardrobes x 9' (2.97m max into wardrobes x 2.74m)

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Double glazed window to front and radiator.

Bathroom

Panelled bath with PVC lined splashbacks, pedestal wash hand basin with tiled splashback and WC.

Front Garden

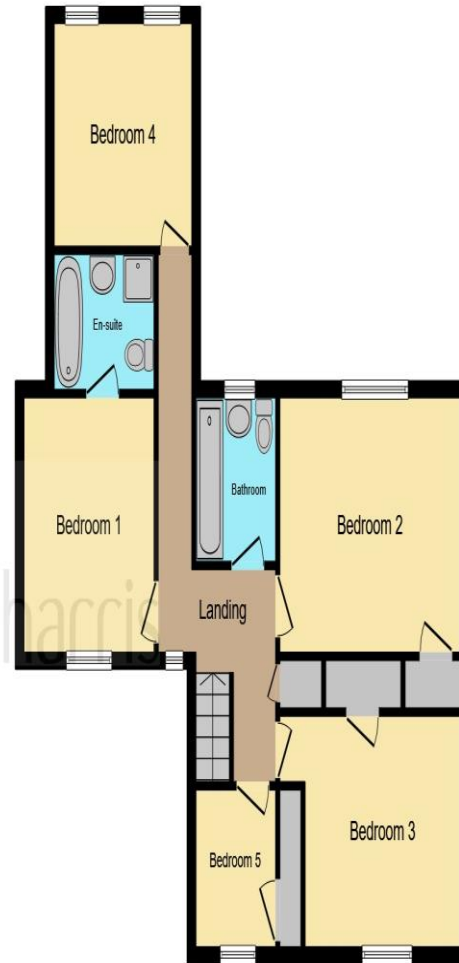
Driveway for several cars, steps up to the main entrance and a garden area laid to lawn with rendered front boundary walls.

Rear Garden

Laid predominantly to lawn with timber fenced boundaries and a paved patio area.



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
Elfed Avenue,
PENARTH**

- GREATLY EXTENDED WITH 171 SQ M OF LIVING SPACE
- 29' LOUNGE, SITTING ROOM, DINING ROOM & KITCHEN.
- MASTER BEDROOM WITH ENSUITE, FOUR FURTHER BEDROOMS
- OFF-ROAD PARKING AND GARDENS TO FRONT & REAR

Tenure: Freehold EPC Rating: D

£485,000

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the lights and continue across along Stanwell Road until you come to a mini-roundabout. At the roundabout take the second exit onto Cornerswell Road and at the end of the road turn right onto Redlands Road. Take the first left onto Elfed Avenue and follow the road until you reach number 55 which can be found on the left hand side.



view this property online allenandharris.co.uk/Property/PNR106180



Property Ref:
PNR106180 - 0002

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