



**Railway Terrace, Penarth CF64 2TT**

## **Welcome to**

### **Railway Terrace, Penarth**

Situated a short walk to Penarth's town centre as well as its railway station, this three bedroom terraced home offers great space and is ideal for a young family. With two separate reception rooms, a kitchen/diner, utility room with cloakroom/WC, upstairs bathroom and private courtyard garden.

#### **Porch**

Entered via a part double glazed door into a porch with tiled walls to dado height, gas meter cupboard, tiled floor and a part glazed door to entrance hall.

#### **Entrance Hallway**

Stairs to first floor with storage cupboard under and spindles and balustrade, laminate flooring, cupboard housing electric meter and electric fusebox (fitted after rewire in 2019), radiator, doors to lounge, sitting room and kitchen/dining room.

#### **Lounge**

12' 1" max x 10' 2" ( 3.68m max x 3.10m )

Double glazed window to front, radiator, laminate flooring, picture rail.

#### **Sitting Room**

10' 5" x 10' 1" max ( 3.17m x 3.07m max )

Double glazed window to rear, radiator, feature fireplace, laminate flooring.

#### **Kitchen/Dining Room**

13' 5" x 9' 9" ( 4.09m x 2.97m )

Double glazed window to side, double glazed double doors providing access to the rear garden, space for table and chairs, floor mounted kitchen units, door to utility room, single bowl and drainer sink unit with mixer tap over, radiator, electric cooker point, picture rail, built in storage cupboard, spotlights.

#### **Utility Room/Wc**

10' 1" x 7' 3" ( 3.07m x 2.21m )

Double glazed window to rear, single bowl and drainer sink unit with mixer tap, spaces for fridge/freezer, dishwasher and washing machine, electric heater, part double glazed door leading to the garden, door to WC.

#### **First Floor Landing**

Split level landing with doors leading to three bedrooms and bathroom, spindles and balustrade, loft access via ladder leading to a part insulated and boarded loft space.

#### **Bedroom 1**

16' 3" x 10' 2" ( 4.95m x 3.10m )

Two double glazed windows to front, radiator, feature cast-iron fireplace.

#### **Bedroom 2**

11' 7" max x 10' 3" ( 3.53m max x 3.12m )

Double glazed window to rear, radiator, feature cast-iron fireplace, picture rail.

#### **Bedroom 3**

9' 6" x 7' 11" ( 2.90m x 2.41m )

Double glazed window to rear, radiator, high level window into bathroom, airing cupboard housing gas fired combination boiler (approximately 4 years old)

#### **Bathroom**

Double glazed window to side, WC, pedestal wash hand basin, panelled shower bath with mixer tap and shower attachment and a fitted glass shower screen, tiled splashbacks, towel style radiator.

#### **Outside**

The front of the property is flush fronted, whilst to the rear there is a walled and private courtyard garden, laid partly to artificial lawn and timber deck.



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



## Welcome to Railway Terrace, Penarth

- Located a short walk to Penarth's town centre and convenient for bus and rail routes to Cardiff and beyond.
- Two separate reception rooms, kitchen/dining room and a utility room with WC on the ground floor
- Three bedrooms and bathroom to the first floor
- Gas central heating via combination boiler, double glazing
- Private and walled courtyard rear garden

Tenure: Freehold EPC Rating: Awaited

### directions to this property:

From the office on Stanwell Road (CF64 2AA) proceed to the roundabout and take the first exit onto Bradenham Place. At the end of the road turn right onto Hickman Road and then take the first left onto Grove Place. Take the first right onto Railway Terrace and the property can be found on the right hand side market by our For Sale board.



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