



**Willow Close, Penarth, CF64 3NG**

## ***Welcome to***

### **Willow Close, Penarth**

Set on a quiet cul-de-sac and offered with NO CHAIN, this extended semi-detached home is ideal for the growing family. The property benefits from a spacious lounge, kitchen/diner, downstairs shower room and upstairs bathroom, a south west facing garden and a driveway.

#### **Entrance Hall**

Stairs to first floor, laminate flooring, radiator and doors to lounge and dining room

#### **Lounge**

18' x 10' 6" ( 5.49m x 3.20m )

Double glazed window to front, feature fireplace, laminate flooring, radiator and window to kitchen.

#### **Dining Room**

7' 2" x 6' 10" ( 2.18m x 2.08m )

Double glazed windows to front and side, laminate flooring and archway to kitchen.

#### **Kitchen**

13' 5" x 10' 5" ( 4.09m x 3.17m )

Double glazed window to rear, single bowl and drainer sink unit, wall mounted gas 'Worcester' combination boiler, tiled floor, door to lobby/utility room

#### **Utility Room**

Part double glazed door to rear, window to side, tiled floor, space for dryer, loft hatch and door to shower room.

#### **Shower Room**

6' 6" x 5' 2" ( 1.98m x 1.57m )

Double glazed window to rear, wc, pedestal wash hand basin, shower cubicle and radiator

#### **Landing**

Double glazed window to rear, doors to three bedrooms and bathroom and loft access.

#### **Bedroom 1**

11' 2" max x 10' 7" ( 3.40m max x 3.23m )

Double glazed window to front, built in over-stairs cupboard and radiator.

#### **Bedroom 2**

11' 11" x 11' 2" max ( 3.63m x 3.40m max )

Double glazed window to front, built in double wardrobe,

#### **Bedroom 3**

8' 6" max x 8' ( 2.59m max x 2.44m )

Double glazed window to rear, built in double wardrobe and radiator

#### **Bathroom**

Double glazed window to rear, pedestal wash hand basin, disabled shower cubicle, part tiled walls and radiator.

#### **Separate Wc**

Double glazed window to side and wc.

#### **Front Garden**

Driveway to front, remainder laid to lawn, side access to rear via timber gate

#### **Rear Garden**

34' rear south westerly facing, enclosed, walled garden, outside tap.





**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

### Willow Close, Penarth

- OFFERED WITH NO CHAIN AND A LARGE SOUTH WESTERLY FACING GARDEN
- THREE BEDROOMS AND FAMILY BATHROOM
- LOUNGE, SEPARATE KITCHEN/DINER, UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- DRIVEWAY
- GAS CENTRAL HEATING & DOUBLE GLAZING

Tenure: Freehold EPC Rating: D

# £315,000

#### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed across the lights along Stanwell Road and at the mini roundabout take the second exit onto Cornerswell Road. At the end of the road turn right Redlands Road and then take the first left onto Elfed Avenue. Take the first left onto Maple Road and then turn right onto Laburnum Way. Take the second right onto Willow Close and the property can be found towards the end of the cul-de-sac on the right hand side marked by our For Sale board.



**view this property online** [allenandharris.co.uk/Property/PNR106675](http://allenandharris.co.uk/Property/PNR106675)



Property Ref:  
PNR106675 - 0004

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