



Dowland Road, Penarth, CF64 3QX

Welcome to

Dowland Road, Penarth

****NO CHAIN****

This very nicely presented and extended family home offers great accommodation for the growing family. Highlights include four bedrooms, a large lounge, separate dining area, kitchen/breakfast room, cloakroom/WC, parking and a generous garden.

Entrance Hall

Enter via solid contemporary door with double glazed windows to each side, stairs to first floor, tiled floor, door doors to lounge and kitchen/breakfast room, door to walk-in boot/cloak room

Cloaks/Boot Room

Double glazed window to front, tiled floor, radiator, low level storage cupboards and door to cloakroom/wc.

Cloakroom/Wc

Double glazed window to side, wc, wall mounted wash hand basin, tiled floor and part tiled walls.

Lounge

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

Double glazed window to front, radiator, vinyl flooring, opening to a nicely proportioned dining area.

Dining Area

12' 10" x 8' 11" (3.91m x 2.72m)

Double glazed double door to rear garden with double glazed windows to either side with fitted blinds, vinyl flooring, radiator, laminate floor and door to inner lobby

Inner Lobby

Door to a utility cupboard providing spaces for washing machine and dryer, door to kitchen/breakfast room.

Kitchen/Breakfast Room

13' 7" x 10' 6" (4.14m x 3.20m)

Double glazed window to rear, fitted with a good range of floor and wall mounted kitchen units with contrasting work surfaces, one and a half bowl sink

and drainer unit with mixer tap over, integrated dishwasher, integrated electric oven and grill, gas hob with cooker hood over, spotlights, tiled floor, space for fridge-freezer and space for dining table and chairs.

First Floor Landing

Storage cupboard and loft access to a part-boarded attic space.

Bedroom 1

12' 2" x 10' 4" (3.71m x 3.15m)

Double glazed window to front, built in double wardrobe, access to the stop tap, radiator.

Bedroom 2

11' 8" x 10' 3" (3.56m x 3.12m)

Double glazed window to front, built in wardrobe and radiator.

Bedroom 3

16' 1" x 7' 10" (4.90m x 2.39m)

Double glazed window to rear, built in wardrobes, airing cupboard housing gas central heating boiler, laminate flooring, radiator and spotlights.

Bedroom 4

9' x 7' 9" (2.74m x 2.36m)

Double glazed window to rear and radiator.

Family Bathroom

Double glazed window to rear, a contemporary shower room with walk-in shower area with glass screen, wash hand basin with mixer tap set onto a vanity unit and a close coupled WC, fully tiled walls and contrasting tiled floor, towel style radiator.

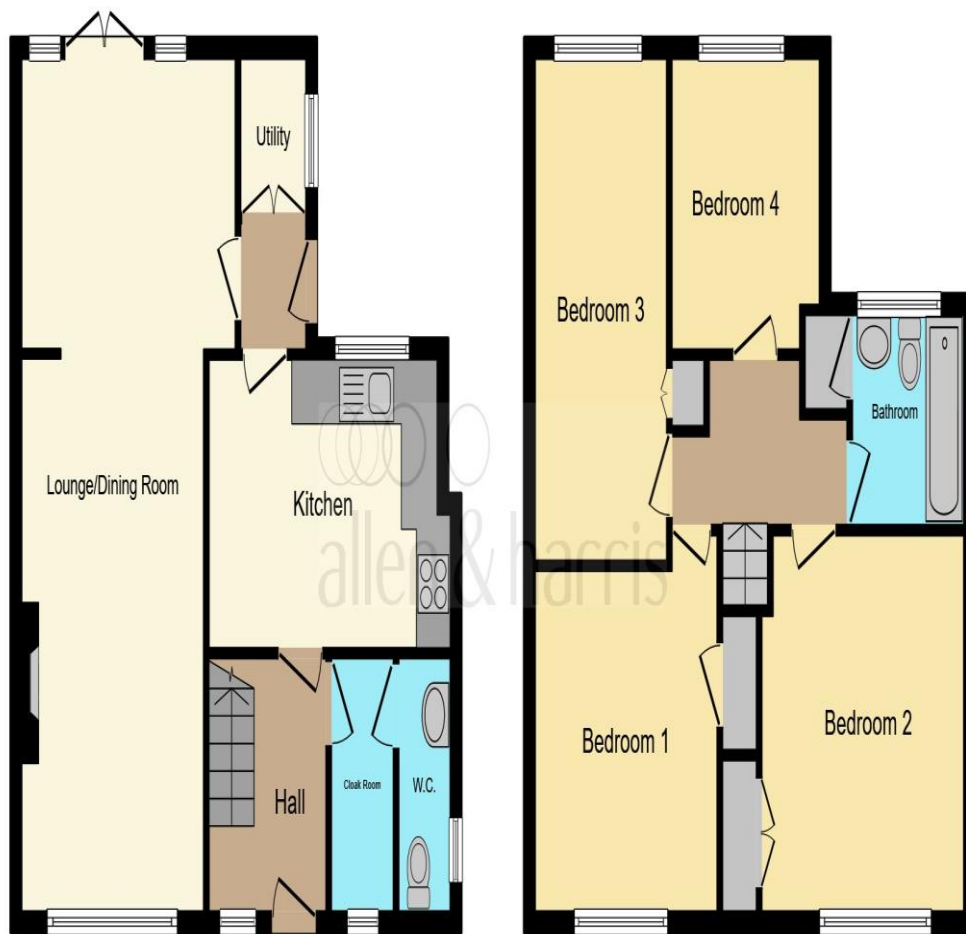
Outside

Front

Driveway laid to brick pavia providing parking for two cars, side access to rear garden, mature hedge boundary to front providing privacy.

Rear

Timber deck with low level balustrade, enclosed with timber fenced boundaries, laid predominantly to lawn with pathway and borders laid to slate chippings, large storage shed/workshop with up and over door(previously the garage).



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

Dowland Road, Penarth

- AN EXTENDED FAMILY HOME SET ON QUIET STREET IN LOWER PENARTH
- FOUR BEDROOMS, LOUNGE, DINING AREA, KITCHEN/BREAKFAST ROOM
- CLOAKROOM/WC, BOOT/STORAGE ROOM, UTILITY CUPBOARD
- DRIVEWAY PROVIDING OFF ROAD PARKING, SOUTHERLY FACING REAR GARDEN
- NO CHAIN

Tenure: Freehold EPC Rating: D

£450,000

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the lights and continue over along Stanwell Road and then take the first left onto Victoria Road. Take the third exit onto Westbourne Road and then take the fourth right onto Augusta Road. At the end of the road proceed directly over the T-junction onto Castle Avenue and then take the fourth left onto Dowland Road where the property can be found on the left hand side, marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106674



Property Ref:
PNR106674 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk