



Andrew Road, Penarth, CF64 2NS

Welcome to

Andrew Road, Penarth

Having recently been re-furbished throughout, this exceptional bay fronted property is now ready to accept its new owners, so pack your bags and move straight in!! With an open plan family kitchen/living space replete with a new kitchen and appliances, three generous bedrooms and contemporary bathroom

Entrance Porch

Enter via a covered porch with tiled floor and walls to dado height and contemporary part double glazed door to hall.

Entrance Hall

Stairs to first floor with spindles and balustrade, wood flooring, part coved ceiling and doors to lounge/sitting room and kitchen/dining room, radiator.

Lounge / Sitting Room

25' 5" max x 11' 5" to side of chimney breast (7.75m max x 3.48m to side of chimney breast)
Double glazed bay window to front with fitted blind, two contemporary radiators and laminate flooring.

Kitchen/Living Room

25' 5" x 9' 9" (7.75m x 2.97m)
Part double glazed door to rear garden, double glazed window to rear, two double glazed windows to side, single bowl and drainer sink unit with mixer tap over, floor and wall mounted kitchen units with contrasting work surfaces over and matching low level splash back, electric oven and hob with stainless steel splashback and cooker hood over, integrated dishwasher, integrated washing machine, brand new wall mounted gas fired combination boiler, laminate flooring, two contemporary radiators, spotlights, wood flooring, space for table and chairs and/or a sofa

Landing

Doors to three bedrooms and bathroom, spindles and balustrades and loft access.

Bedroom 1

15' 2" max x 10' 4" (4.62m max x 3.15m)
Two double glazed windows to front with fitted blinds and contemporary radiator.

Bedroom 2

11' 6" x 9' 8" max (3.51m x 2.95m max)
Double glazed window to rear with fitted blinds and contemporary radiator.

Bedroom 3

12' 1" max x 9' 9" to side of chimney breast (3.68m max x 2.97m to side of chimney breast)
Double glazed windows to rear and side with fitted blinds and contemporary radiator.

Bathroom

9' 6" max x 6' 6" (2.90m max x 1.98m)
Two double glazed windows to side, newly fitted bathroom suite consisting of a WC, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over, separate corner shower cubicle, contemporary tiling to floor and splashback areas, towel style radiator and spotlights.

Front Garden

Forecourt to front with low level boundary wall, laid to slate chippings with an attractively tiled pathway to the entrance porch.

Rear Garden

Large 52' south facing rear garden with timber fenced boundaries backing onto the railway line, large sitting area laid to composite decking, remainder of the garden is laid to lawn and there is an outside store room and 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



Welcome to

Andrew Road, Penarth

- Recently re-furbished bay fronted property offered with NO CHAIN and walking distance to rail and road links to Penarth and Cardiff.
- Open plan lounge and sitting room with bay window, open plan family kitchen/living space with newly fitted kitchen replete with several appliances.
- Three bedrooms and a contemporary family bathroom with bath and separate shower
- Southerly facing rear garden with garden store room, large deck and timber fenced boundaries.
- Newly fitted carpets and flooring, new boiler and radiators, new kitchen and bathroom, new electric sockets, lights and consumer unit.

directions to this property:

From the office on Stanwell Road, proceed to the roundabout and take the second exit onto Windsor Road. Continue through the town centre along Windsor Road and at the next roundabout take the first exit and proceed under the railway bridge. Then take the third turning left onto Andrew Road and the property can be found on the left hand side of the street marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106716



Property Ref:
PNR106716 - 0003

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