



**Cornerswell Road, PENARTH, CF64 2UZ**

## ***Welcome to***

### **Cornerswell Road, PENARTH**

Offered with NO CHAIN this surprisingly spacious house is ideally located being on the 'doorstep' of local shops, amenities and a school in the sought after town of Penarth. With four reception rooms, a downstairs shower room, three bedrooms, an upstairs family bathroom and a southerly facing garden

#### **Entrance Hall**

##### **Lounge**

21' 8" x 12' 3" ( 6.60m x 3.73m )

A surprisingly large lounge with two double glazed windows to front, radiator, cupboard housing electric meter and fusebox, coved ceiling, spotlights.

##### **Sitting Room**

13' 10" into alcove x 11' max ( 4.22m into alcove x 3.35m max )

Double glazed sliding patio doors leading to the rear garden, radiator.

##### **Dining Room**

15' 8" max x 10' 6" ( 4.78m max x 3.20m )

Double glazed window to side, radiator, doorway to kitchen.

##### **Kitchen Area**

10' 1" x 6' 2" ( 3.07m x 1.88m )

Floor and wall mounted kitchen units with complimenting work surfaces, electric cooker point, space for washing machine and fridge/freezer, single bowl and drainer sink unit with mixer tap over, opening to the garden room.

##### **Garden Room**

10' x 6' 4" ( 3.05m x 1.93m )

Double glazed windows to side and rear overlooking the garden, radiator, door to shower room and part double glazed door providing access onto the rear garden.

##### **Shower Room**

Pedestal wash hand basin, WC, walk-in disabled shower, loft hatch.

#### **First Floor Landing**

Split level landing with spindles and balustrade, doors to three bedrooms and bathroom, loft access.

##### **Bedroom 1**

16' 10" max x 10' 11" ( 5.13m max x 3.33m )

Two double glazed windows to front, radiator, tiled fireplace.

##### **Bedroom 2**

12' 1" into alcove x 11' 1" max ( 3.68m into alcove x 3.38m max )

Double glazed window to rear, radiator.

##### **Bedroom 3**

13' 5" x 7' 4" ( 4.09m x 2.24m )

Double glazed window to side, radiator, cupboard housing gas central heating combination boiler.

##### **Bathroom**

10' 1" x 6' 2" ( 3.07m x 1.88m )

Double glazed window to side, WC, panelled bath and pedestal wash hand basin, bidet, fully tiled walls, radiator.

#### **Outside**

##### **Front**

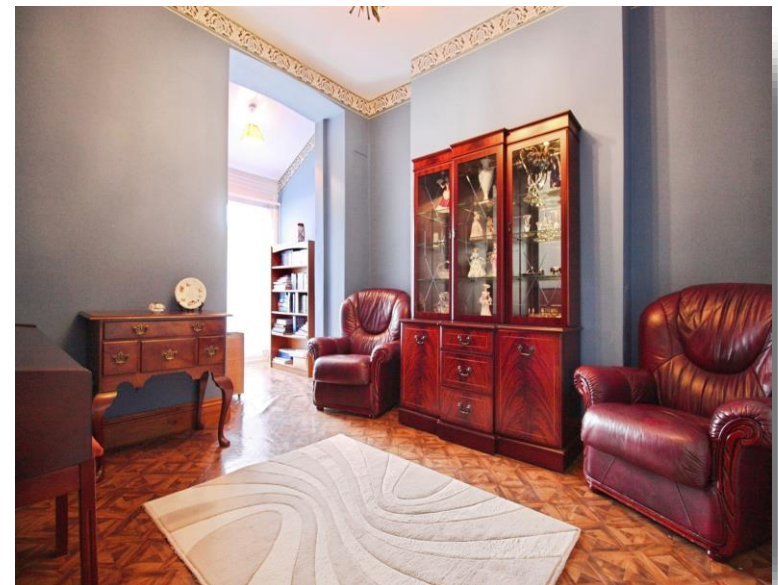
Wrought iron gate and paved pathway giving access to the front of the property.

##### **Rear**

An enclosed southerly facing rear garden with pedestrian lane access. Laid predominantly to paving slab with stone and rendered boundary walls.



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

### Cornerswell Road, PENARTH

- A surprisingly spacious, mid-link home offered with NO CHAIN located on the doorstep for shops, amenities and schools in the sought after town of Penarth.
- Includes a large 21' lounge, sitting room, dining room, kitchen & shower room
- Three bedrooms and a family bathroom to the first floor
- South facing enclosed garden to the rear with pedestrian lane access
- Double glazing and gas central heating via a combination boiler.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

## £450,000

#### directions to this property:

From the office on Stanwell Road continue to the lights and proceed over to continue along Stanwell Road. At the mini roundabout, take the second exit onto Cornerswell Road and the property can be found after approximately 150m on the left hand side marked by a For Sale board.



**view this property online** [allenandharris.co.uk/Property/PNR106729](https://allenandharris.co.uk/Property/PNR106729)



Property Ref:  
PNR106729 - 0003

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