



Ivy Street, Penarth, CF64 2TY

Welcome to

Ivy Street, Penarth

Offered with a completed chain, this superbly presented, extended home is ideally located close local shops, amenities and schools in the sought after town of Penarth. An attic conversion provides a master bedroom with ensuite, there is a beautiful open plan kitchen/diner as well as a cloakroom/WC.

Entrance Hall

Entered via a solid timber door with glazed light above, stairs to first floor with storage cupboard under, doors to lounge and sitting room, as well as the kitchen/dining room, radiator.

Lounge

13' 2" max x 11' (4.01m max x 3.35m)

Double glazed window to front, radiator, open fireplace with timber mantle and a wood effect gas fire, cupboard to side of chimney breast housing the gas meter and display shelving to both sides of the chimney breast, opening to the sitting room.

Sitting Room

11' 1" max x 10' 11" (3.38m max x 3.33m)

Double glazed window to rear, radiator.

Kitchen/Dining Room

19' 9" x 10' 2" (6.02m x 3.10m)

A perfect family/entertaining space with double glazed window to side, double glazed double doors leading to the rear garden, an extensive range of contemporary shaker style kitchen units with quartz worktops, pan drawers and attractive brick tiled splashbacks, integrated fridge-freezer, integrated washer/dryer, integrated eye-level double oven and grill, induction hob with cooker hood above, Belfast style sink unit with period style mixer tap, attractive timber flooring, built out pantry, contemporary radiator, door to cloakroom/WC, spotlights.

Cloakroom

Double glazed window to rear, contemporary wall mounted wash hand basin with mixer tap over and wc, tiled floor and matching tiled splashback.

First Floor Landing

Stairs to second floor, spindles and balustrade, radiator, walk-in wardrobe, doors to three bedrooms and family bathroom.

Bedroom 2

11' 4" max x 10' 11" (3.45m max x 3.33m)

Double glazed window to front and radiator.

Bedroom 3

11' 6" x 10' 4" to chimney breast (3.51m x 3.15m to chimney breast)

Double glazed window to rear and radiator, built out wardrobes to either side of chimney breast.

Bedroom 4

11' 1" x 5' 4" (3.38m x 1.63m)

Double glazed window to front and radiator, ideal as an office or nursery.

Family Bathroom

A stunning modern bathroom with double glazed window to rear, WC, oval bath with modern mixer tap over, separate shower cubicle with glass screen and a square wash hand basin with mixer tap set onto a vanity table with wood work top, attractive tiled walls, contemporary black fittings, contemporary radiator, complimenting tiled floor.

Second Floor Landing

Door to master bedroom.

Master Bedroom

16' 5" x 13' 2" (5.00m x 4.01m)

Double glazed dormer window to rear, radiator, door to ensuite.

Ensuite

Double glazed roof light to front, contemporary shower cubicle with glass screen, rainwater shower head and tiled walls, WC, rectangular wash hand basin with mixer tap set into a vanity unit, matching tiled splashback, radiator, spotlight.

Outside Rear

Landscaped rear garden with fixed timber seating with attractive integrated raised planters, door providing pedestrian access to rear lane, paved patio area and the remainder laid to grass.



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

Ivy Street, Penarth

- A beautifully presented and extended family home, within walking distance to shops, amenities, local schools and Penarth's town centre
- Master bedroom with ensuite and three further bedrooms, two of which are doubles.
- Contemporary kitchen/diner replete with appliances, family bathroom with bath and separate shower cubicle and a downstairs WC
- Rear garden ideal for entertaining and a spacious open plan lounge and sitting room
- Double glazed throughout and gas central heating via a combination boiler.

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£475,000

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 then take the second right onto Ivy Street, where the property can be found on the right hand side marked by a For Sale board.



view this property online allenandharris.co.uk/Property/PNR105477



Property Ref:
PNR105477 - 0004

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