



**Meliden Road, Penarth, CF64 3UH**

## **Welcome to**

### **Meliden Road, Penarth**

Situated on a highly sought after road, a 10 minute walk to Penarth's town centre, this extended family home has a generous south westerly facing garden and comes with NO CHAIN. With four bedrooms, two reception rooms, conservatory, downstairs WC and a driveway.

#### **Entrance**

Enter via a part double glazed door with double glazed windows to either side leading to a good sized entrance hall.

#### **Entrance Hall**

Stairs to first floor, under stair storage cupboard with double glazed window to side, radiator, picture rail and doors to lounge, dining room and kitchen.

#### **Lounge**

11' 11" max x 12' 6" into bay ( 3.63m max x 3.81m into bay )

Double glazed bay window to front, feature fireplace inset with electric fire, picture rail and radiator.

#### **Dining Room**

11' 11" max x 10' 11" ( 3.63m max x 3.33m )

Part glazed door and two glazed windows leading to conservatory, tiled feature fireplace, picture rail and fireplace.

#### **Kitchen**

9' 4" x 7' ( 2.84m x 2.13m )

Double glazed window to side, single bowl and drainer sink unit, floor and wall mounted kitchen units with work surface over, space for washing machine, gas cooker point, tiled floor and part double glazed door to the conservatory.

#### **Conservatory**

11' 6" x 8' 1" ( 3.51m x 2.46m )

Doors to a storage cupboard and WC, double glazed door to side leading to the driveway, double glazed double doors leading to the garden, perspex roof and tiled floor.

#### **First Floor Landing**

Double glazed window to side, doors to three bedrooms, shower room and wc, door and stairs giving access to the converted attic.

#### **Bedroom 1**

12' 6" into bay x 11' 11" max ( 3.81m into bay x 3.63m max )

Double glazed bay window to front, built out wardrobes to either side of chimney breast, picture rail and radiator.

#### **Bedroom 2**

12' max x 10' 11" max ( 3.66m max x 3.33m max )

Double glazed window to front, built in cupboard to either side of chimney breast, picture rail, radiator.

#### **Bedroom 3**

6' 11" x 7' 4" ( 2.11m x 2.24m )

Double glazed window to front, picture rail and radiator.

#### **Shower Room**

Double glazed window to rear, corner shower cubicle, wash hand basin with mixer tap over set into a vanity unit with storage cupboard, tiled walls and floor, towel style radiator and spot lights.

#### **Separate Wc**

Double glazed window to side, wc, part tiled walls and tiled floor.

#### **Bedroom 4**

14' 11" into dormer x 13' 8" ( 4.55m into dormer x 4.17m )

Double glazed dormer window to rear, under eave storage area and radiator

#### **Front Garden & Driveway**

Low level brick boundary walls and two pillars lead to a driveway providing off-road parking for two/three cars. Front garden is laid to paving slab and shrub borders.

#### **Rear Garden**

A generously proportioned south westerly facing 35' rear garden laid predominantly to lawn with brick wall and timber fenced boundaries. Maturely planted borders to two sides, outside tap and door to a GARAGE.

#### **Garage**

A single garage accessed via an up and over door from the driveway. Window to side.



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)



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### Meliden Road, Penarth

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- Generous south westerly facing garden and driveway providing off-road parking.
- Four bedrooms, two reception rooms, conservatory and a downstairs WC
- Property requires re-furbishment but offers plenty of scope to extend and is a great opportunity to create your perfect family home
- Double glazing throughout and gas central heating via a combination boiler.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

## £500,000

#### directions to this property:

From the office on Stanwell Road drive to the lights and proceed over to continue along Stanwell Road. At the mini-roundabout take the second exit onto Cornerswell Road, proceed past the shops and then take the second left onto Meliden 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/PNR106730](http://allenandharris.co.uk/Property/PNR106730)



Property Ref:  
PNR106730 - 0004

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