



**Andrew Road, Penarth, CF64 2NS**

## **Welcome to**

### **Andrew Road, Penarth**

A very spacious and rarely available gable fronted end-terrace home offered with NO CHAIN and located on a No-through road on the outskirts of Penarth. With two spacious reception rooms, a family kitchen/living space, three bedrooms, bathroom, large loft, garden and a GARAGE.

#### **External Porch**

Ornate terrazzo style tiled floor, ornate glazed tiled walls to dado height, outside light and door to entrance hall.

#### **Entrance Hall**

Stairs to first floor with original newel post and spindles, dado rail, ornate coved ceiling, picture rail, radiator and original style stripped doors to the lounge, separate sitting/dining room and an open plan kitchen/living space.

#### **Lounge**

13' 4" into bay x 11' 8" max ( 4.06m into bay x 3.56m max )  
Timber double glazed bay front window, feature fireplace with ornate timber surround and 'living flame' gas fire, ornate coved ceiling, picture rail, suspended timber floor and radiator.

#### **Dining Room**

11' 10" x 9' 8" max ( 3.61m x 2.95m max )  
Door to rear, double glazed 'slit' window to side, built in dresser with storage cupboards and shelving above, radiator and suspended timber floor.

#### **Kitchen / Living Space**

19' 11" x 10' 2" ( 6.07m x 3.10m )  
Window to side, part glazed timber door to side and double glazed double doors opening onto the rear garden, roof light, one and a half bowl and drainer sink unit with mixer tap over, tiled splash-backs, integrated electric oven and gas hob with cooker hood over, integrated fridge-freezer, two radiators, ceiling fan light, under unit lighting, dimmer switch, space for dining table or sofa.

#### **Landing**

Split level landing with spindles and balustrade, access to a large loft space with ladder which could be ideal for those buyers wanting to convert the space in the future (subject to the usual constraints), built in linen cupboard and stripped timber doors to three bedrooms and bathroom.

#### **Bedroom 1**

15' 5" x 10' 7" ( 4.70m x 3.23m )  
Two timber double glazed windows to front and radiator.

#### **Bedroom 2**

11' 10" x 9' 9" ( 3.61m x 2.97m )  
Window to rear and radiator.

#### **Bedroom 3**

10' 2" x 7' 6" ( 3.10m x 2.29m )  
Window to rear, radiator and wall mounted gas central heating combi boiler.

#### **Bathroom**

Window to side, pedestal wash hand basin, wc, panelled bath with period style shower over and radiator.

#### **Front Garden**

A high level courtyard garden to the front with steps up to the main entrance.

#### **Rear Garden**

Very private rear garden consisting of a brick paved patio area with curved steps leading up to the mainly lawned garden, with mature tree and hedged boundaries. Further paved patio area adjacent to the garage, outside tap, outside lighting, access to an outside wc, wide timber door leading to the side lane providing pedestrian/bike access and door leading to the DOUBLE GARAGE.

#### **Double Garage**

16' 2" x 15' 5" ( 4.93m x 4.70m )  
Timber double doors to shared lane, double glazed window to side, part glazed door to the garden, power and light, ladder to a re-inforced loft space providing a large space for storage.



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

### Andrew Road, Penarth

- A very spacious and rarely available gable fronted end-terrace home offered with NO CHAIN.
- Three bedrooms, bathroom and a large loft space ideal for conversion (subject to the usual planning constraints)
- Two generous reception rooms, an open plan kitchen/living space and an entrance hall to the ground floor.
- Good size rear garden and a detached DOUBLE GARAGE with easily accessible lane access.
- Lots of original features throughout so a great opportunity to create a bespoke, contemporary home with period highlights.

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

# £335,000

#### 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, proceed under the railway bridge and the property can be found on the right hand side of the street marked by our For Sale board.

**view this property online** [allenandharris.co.uk/Property/PNR106484](http://allenandharris.co.uk/Property/PNR106484)



Property Ref:  
PNR106484 - 0005

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