



Shakespeare Avenue, Penarth, CF64 2RW

Welcome to

Shakespeare Avenue, Penarth

Offered with NO CHAIN, this well maintained and nicely presented semi-detached home is ideal for a growing family. There is plenty of parking to the front and side, as well as a generously proportioned south facing garden providing scope to extend the traditional three bedroom layout if required.

Entrance

Enter via part double-glazed door to hallway.

Entrance Hall

Stairs to first floor laminate flooring, radiator and door to lounge.

Lounge

14' 5" into bay x 13' 5" max (4.39m into bay x 4.09m max)
Double-glazed bay window to front, laminate flooring, feature fireplace, radiator and opening to dining area.

Dining Area

10' 3" x 7' 10" (3.12m x 2.39m)
Double-glazed double door to rear leading to rear garden, laminate flooring, radiator and door to kitchen.

Kitchen

11' 4" x 9' 9" (3.45m x 2.97m)
Double-glazed window to rear overlooking the garden, part double-glazed door to side leading to the garden, cupboard housing wall mounted gas combi boiler, floor and wall mounted kitchen units with complimenting work-surface over, one and a half bowl and drainer sink unit with mixer tap over, electric oven, gas hob and cooker hood over, tiled floor and spaces for fridge-freezer, washing machine and dishwasher.

First Floor Landing

Double-glazed window to side, spindles and balustrades, loft access, spotlights and doors to three bedrooms and bathroom.

Bedroom 1

12' 11" x 9' 5" to wardrobes (3.94m x 2.87m to wardrobes)
Double-glazed window to front, built-in wardrobes to one wall and radiator.

Bedroom 2

11' 6" x 9' 5" (3.51m x 2.87m)
Double-glazed window to rear and radiator.

Bedroom 3

9' 2" max x 7' 11" (2.79m max x 2.41m)
Double-glazed window to front, radiator and over-stair storage cupboard.

Bathroom

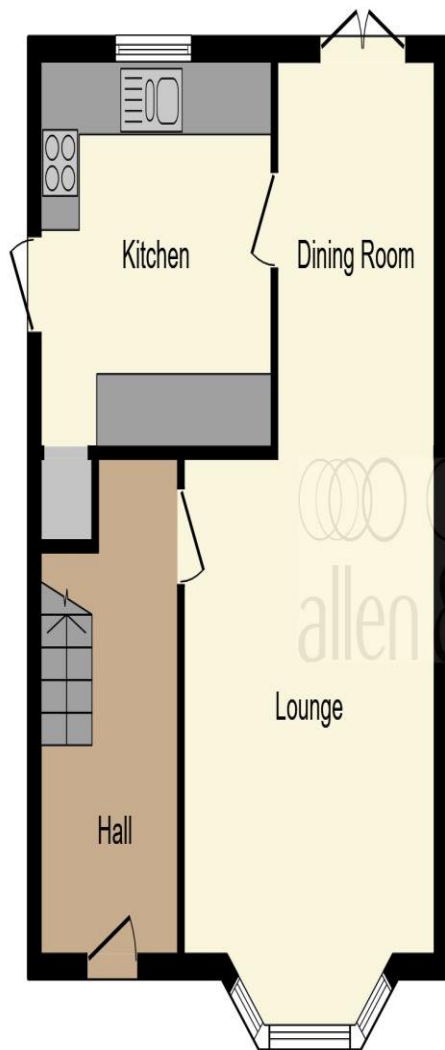
Double glazed windows to side and rear, wc, pedestal wash hand basin, panelled bath with mixer tap, shower and screen over, fully tiled walls and floor, towel-style radiator and spot-lights.

Front Garden

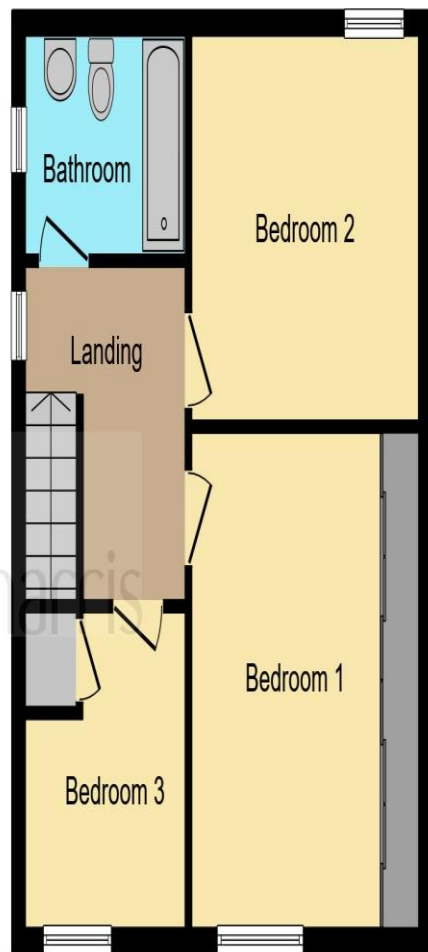
Front garden provides privacy from the road with its mature hedging and is laid predominantly to lawn. Access to the driveway is via drop kerbs and provides off road parking for multiple vehicles as it continues to the side of property.

Rear Garden

Generously proportioned, southerly facing rear garden with timber fenced boundaries and laid to a paved patio area with the remainder laid to lawn. Outside tap.



Ground Floor



First Floor

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

Shakespeare Avenue, Penarth

- A very nicely presented and well maintained semi-detached property located on a popular road in Penarth, offered with NO CHAIN
- Open plan lounge/dining room, entrance hall and a contemporary fitted kitchen
- Three bedrooms and a family bathroom
- Generously proportioned gardens to the front and rear and a large driveway providing off-road parking
- Double glazing and gas central heating via a combination boiler.

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

£335,000

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the traffic lights and continue over into Stanwell Road. Take the third exit at the mini-roundabout onto Grove Terrace and at the end of the road turn left onto Wordsworth Avenue. Take the 7th right hand turn into Mountjoy Place and at the end of the road turn left into Shakespeare Avenue where the subject property can be found approximately 50m up on the left hand side, marked by our For Sale board.

view this property online allenandharris.co.uk/Property/PNR106720



Property Ref:
PNR106720 - 0005

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