



Redlands Road, Penarth. CF64 2WD

Welcome to

Redlands Road, Penarth

NEWLY PRICED! A surprisingly spacious end terrace home located in the sought after coastal town of Penarth within walking distance to two highly regarded high schools, transport links and the amenities in the town centre. With PARKING, three generous bedrooms and a large open plan living room.

Entrance Porch

Entered via a solid door with inset window lights, hanging space, door to lounge.

Lounge

27' into bay x 15' 9" (8.23m into bay x 4.80m)

A large open plan living space with double glazed bay window to front, double glazed window to rear, stairs to first floor, timber herringbone flooring, 3 radiators and an 8.5kw log-burner, door to kitchen.

Kitchen

17' 2" x 9' (5.23m x 2.74m)

Double glazed windows to rear and side, one and a half bowl and drainer sink unit with mixer tap over, tiled splash-backs, range with electric oven and 7-ring gas hob, space for washing machine, dishwasher and fridge-freezer, tiled floor, radiator and door to utility room

Utility Room

Lean-to with double glazed door to rear, double glazed windows to rear and side, space for fridge-freezer, washing machine and dryer and tiled floor

First Floor Landing

Spindles and balustrades, loft access and doors to three generously proportioned bedrooms and family bathroom.

Bedroom 1

13' 11" max x 11' 8" (4.24m max x 3.56m)

Double glazed window to front, wardrobe to one wall, contemporary feature fireplace and radiator.

Bedroom 2

11' 9" x 9' 5" max (3.58m x 2.87m max)

Double glazed window to rear, cupboard housing gas-fired combi boiler (12/23) and radiator.

Bedroom 3

12' 2" max x 9' 2" (3.71m max x 2.79m)

Double glazed window to rear and radiator.

Shower Room

Double glazed window to side, wash hand basin with mixer tap over set into a vanity unit, wc with enclosed cistern, shower cubicle, tiled walls and floor, ladder style radiator and spot-lights.

Front Garden

Provides off-road parking for one car, making the house ideal for a young family.

Rear Garden

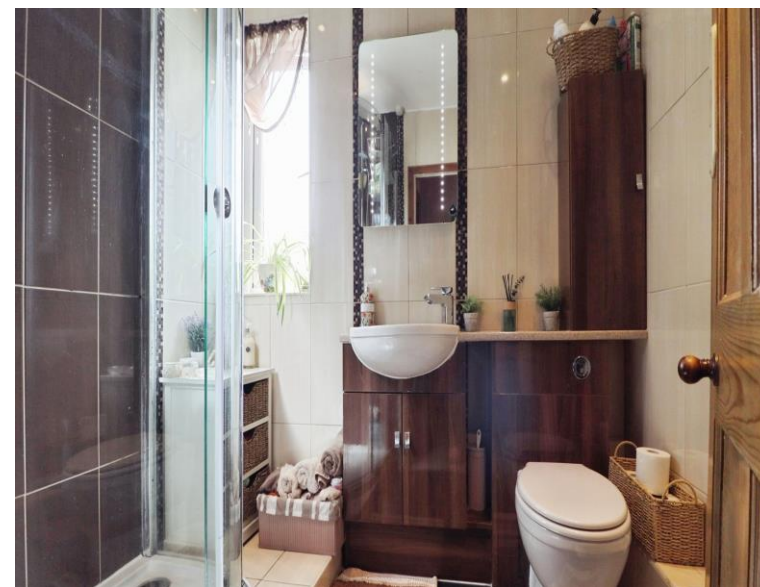
Courtyard garden to rear laid to decking with solid boundaries, timber storage shed, further enclosed seating area laid to patio slab and storage area to side.



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

Redlands Road, Penarth

- A surprisingly spacious end terrace home located in the sought after coastal town of Penarth within walking distance to two highly regarded high schools.
- Benefitting from off-road parking which is rare for this property type in the area and an enclosed courtyard style rear garden.
- large open plan lounge and dining room, a fitted kitchen with an extensive range of cabinets and a useful lean-to utility room.
- Three generous proportioned bedrooms, family bathroom and access to a large loft space,
- Convenient for Penarth town centre as well as road and rail links to Cardiff and beyond.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£375,000

directions to this property:

From our office on Stanwell Road (CF64 2AA) proceed to the lights and continue over along Stanwell Road until the mini-roundabout. Take the first left at the roundabout and continue down Stanwell Road until the lights at the end of the road. Turn left at the lights and you will find the property on the right hand side marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106815



Property Ref:
PNR106815 - 0002

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