



**Grove Terrace, Penarth, CF64 2NL**

## Welcome to

### Grove Terrace, Penarth

Located within walking distance to the amenities in Penarth's town centre and local railway links to Cardiff, this EXTENDED cottage offers a spacious open plan kitchen/living space with contemporary kitchen, separate lounge, two double bedrooms, upstairs bathroom and a garden with PARKING.

#### **Entrance Hall**

Entered via a part double glazed contemporary door with double glazed window light above, radiator, door to lounge and opening to a large open plan kitchen/living space.

#### **Lounge**

10' 8" max x 9' 2" ( 3.25m max x 2.79m )

Double glazed window to front, coved ceiling, laminate flooring, cupboards to either side of chimney breast housing gas and electric meters.

#### **Living Area**

13' 2" x 10' 7" ( 4.01m x 3.23m )

Open plan to the kitchen/dining area, electric inset fire, stairs to first floor, radiator, double opening doors opening to the lounge which can also be closed to create a separate reception space.

#### **Kitchen/Dining area**

12' 5" x 10' 6" ( 3.78m x 3.20m )

Double glazed window to rear, double glazed sliding door to rear, an extensive range of contemporary floor and wall mounted kitchen units, single bowl and drainer sink unit with mixer tap over, integrated electric oven and gas hob with cooker hood over, integrated fridge-freezer, dishwasher and washing machine, combination boiler (homecare serviced) contemporary radiator. laminate flooring and spotlights, space for table and chairs.

#### **Landing**

Spindles and balustrades, doors to two double bedrooms and bathroom, radiator and feature glass block wall to the bathroom.

#### **Bedroom 1**

11' 9" to wardrobe x 9' 5" ( 3.58m to wardrobe x 2.87m )  
Two double glazed windows to front, radiator and wardrobes to one wall with mirrored sliding doors,

#### **Bedroom 2**

12' 7" x 11' ( 3.84m x 3.35m )  
Two double glazed windows to rear, two radiators and built-in storage cupboard.

#### **Bathroom**

10' 1" x 7' 7" ( 3.07m x 2.31m )  
High level Glass block window to bedroom, wc with enclosed cistern, contemporary wall mounted wash hand basin set into vanity unit with mixer tap, double width shower cubicle, panelled bath, fully tiled walls, towel style radiator, spotlights and loft access with ladder.

#### **Front Garden**

Forecourt with brick wall and timber fenced boundaries, laid to patio slab and gravel, pathway to front entrance.

#### **Rear Garden**

A generous rear garden with patio area laid to slab with stone chipped edging, further area laid to a large 'sun dial' style patio area. Further area to the rear which can be used as off-road parking accessed via a rear lane and remote-controlled roller shutter, outside light, shed with power and light.



**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](http://www.focalagent.com)



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### Grove Terrace, Penarth

- A very nicely presented and EXTENDED cottage conveniently located within walking distance to Penarth town centre as well as rail and bus links.
- Forecourt to front and a generously proportioned rear garden
- Accommodation briefly comprises of a partially separated sitting room, a very spacious open plan kitchen/family room, two double bedrooms and a large family bathroom.
- Lane access to rear with parking accessed via an electric remote controlled roller shutter door.
- Contemporary kitchen with several integrated appliances.

Tenure: Freehold EPC Rating: C

Council Tax Band: E

#### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed over the traffic lights and continue along Stanwell Road until you reach the mini-roundabout. Take the third exit onto Grove Terrace and the property can be found on the right hand side marked by our For Sale board.



**view this property online** [allenandharris.co.uk/Property/PNR106833](http://allenandharris.co.uk/Property/PNR106833)



Property Ref:

PNR106833 - 0004

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