



Westfield Drive, Penarth, CF64 3NT

Welcome to

Westfield Drive, Penarth

Located in a small cul-de-sac just off Dinas Road in Penarth, this very nicely presented home has been extended and modernised and comes with NO CHAIN. The property offers two reception rooms, three double bedrooms, a contemporary kitchen, off-road parking and a surprisingly private rear garden.

Entrance Porch

Enter via a double glazed door, double glazed window to side, storage/hanging space, tiled floor, door to lounge.

Lounge

14' 5" x 12' 7" (4.39m x 3.84m)

Double glazed window to front with deep display sill, stairs to first floor, laminate flooring, radiator and doors to the separate dining room and kitchen.

Dining Room

14' 7" x 6' 11" (4.45m x 2.11m)

Double glazed window to front, double glazed sliding door to rear garden and radiator

Kitchen

12' 7" x 8' 9" (3.84m x 2.67m)

Double glazed window to rear, an extensive range of floor and wall mounted kitchen units with contrasting work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, brick style tiled splashbacks, 5-ring gas hob, double electric oven, dishwasher, fridge-freezer, space for washing machine and dryer, laminate flooring and cupboard housing 'Worcester' combi boiler.

First Floor Landing

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

Bedroom 1

12' 7" max x 10' 1" (3.84m max x 3.07m)

Double glazed window to front, circular double glazed window to front, range of built out bedroom furniture including two wardrobes, over-stairs cupboard and radiator.

Ensuite

Double glazed window to front, shower cubicle, wc, wash hand basin, laminate flooring and radiator.

Bedroom 2

8' 1" x 7' 5" (2.46m x 2.26m)

Double glazed window to rear and radiator.

Bedroom 3

10' 8" x 6' 10" (3.25m x 2.08m)

Double glazed window to rear, radiator and loft access

Bathroom

Double glazed window to rear, panelled bath with mains fed shower and screen over, wash hand basin with mixer tap over set into a vanity unit, wc, tiled walls to splash-back height and towel style radiator.

Outside

Power

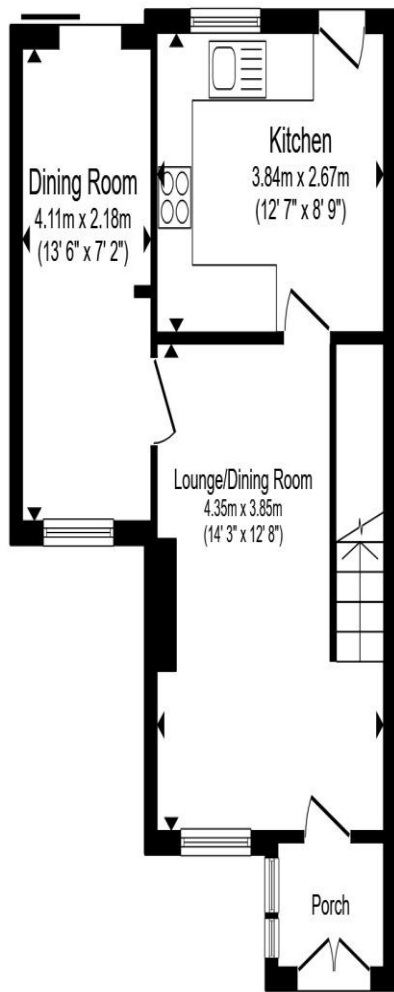
Front Garden/Parking

The front garden is used primarily as off-road parking for the property and benefits from an electric charging point.

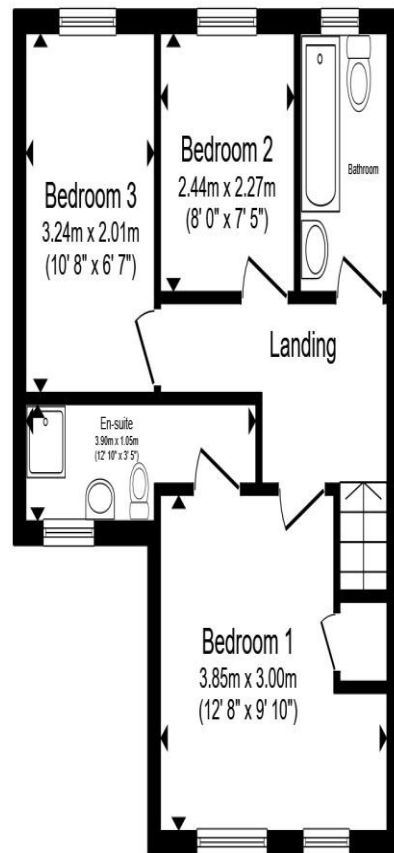
Rear Garden

South westerly facing rear garden with two timber sheds and a summer house with power. Laid predominantly to lawn it is ideal for kids being fully enclosed, level and offering surprisingly privacy.

.



Ground Floor



First Floor

Total floor area 76.4 m² (823 sq.ft.) approx

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.propertybox.io



Welcome to

Westfield Drive, Penarth

- An extended and very nicely presented semi-detached family home offered with NO CHAIN
- Two reception rooms, contemporary kitchen, master bedroom with ensuite, two further double bedrooms and a family bathroom.
- Driveway to front providing off-road parking with EV charging point and side access to the rear.
- Enclosed and private rear garden with two timber sheds and SUMMER HOUSE with power.
- Double glazing and gas central heating via a combination boiler.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£350,000

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the traffic lights and continue along Stanwell Road, over the railway and take the first left onto Victoria Road. Proceed to the end of Victoria Road, head over the lights onto Dinas Road and continue to the roundabout. At the roundabout take the third exit back onto Dinas Road, take the first left onto St. Luke's Avenue and then take the first left onto Westfield Drive where the property can be found on the left marked by our For Sale board.

view this property online allenandharris.co.uk/Property/PNR106602



Property Ref:
PNR106602 - 0003

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



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk