



Redlands Road, Penarth, CF64 2WH

Welcome to

Redlands Road, Penarth

An extended three-bedroom end of terrace home offered with NO CHAIN close to amenities. Offering two reception rooms, a spacious family kitchen/diner, westerly-facing garden, parking, downstairs/WC and utility room, it ticks all the boxes!!

Entrance

Part double glazed door to sitting room

Lounge

Double glazed window to front with fitted blind, cupboard to side of chimney breast, open grate fireplace with timber mantle over, radiator, picture rail, coved ceiling and rose.

Sitting Room

Double glazed window to rear with fitted blind, feature fireplace with timber mantle, stairs to first floor and doorway to the kitchen/dining room.

Kitchen / Diner

21' 8" max x 18' 1" (6.60m max x 5.51m)

Double glazed window to rear, double glazed roof light to side, double glazed double doors to rear, one and a half bowl and drainer sink unit with mixer tap over, floor and wall mounted kitchen units with contrasting work surface over, tiled splash-backs, range cooker, space for fridge-freezer and dishwasher, tiled floor, three radiators and space for table, chairs and a sofa. Door to the utility room.

Utility Room

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

Double glazed door and double glazed window to front, wall mounted gas combi boiler, Belfast sink, tiled splashbacks, space for washing machine and dryer, loft access and door to cloakroom/wc.

Cloakroom / Wc

Double glazed window to side, wc wall mounted wash hand basin, radiators, tiled splashbacks and floor.

First Floor Landing

Roof light to side, spindles and balustrades, doors to three bedrooms, bathroom and wc.

Bedroom 1

15' 3" max x 9' 10" (4.65m max x 3.00m)

Double glazed window to front with fitted blind and radiator.

Bedroom 2

13' 3" x 9' 9" max (4.04m x 2.97m max)

Double glazed window to rear with fitted blind and radiator.

Bedroom 3

13' 6" x 8' 9" max (4.11m x 2.67m max)

Double glazed window to rear with fitted blind overlooking garden, roof light to side and radiator.

WC

Double glazed window to side, wc and circular wash hand basin with mixer tap over.

Bathroom

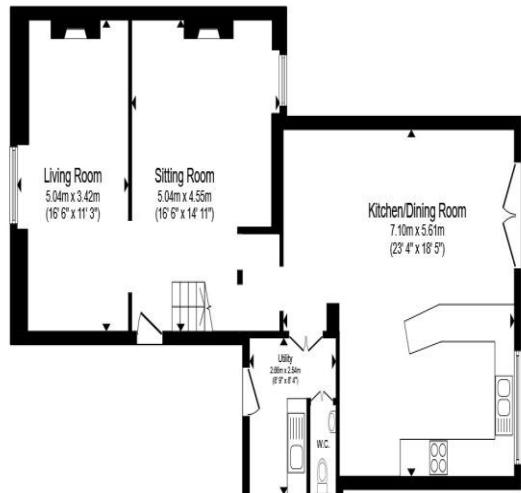
Double glazed roof light, panelled bath with shower and screen over, wash hand basin with mixer tap over set into a vanity unit, wc, fully tiled walls and floor.

Front Garden

Paved garden to provide parking for three cars, low level stone-built boundary walls and doors to the main entrance and utility room.

Rear Garden

Westerly facing rear garden with block and stone wall boundaries, paved patio area, remainder laid to lawn with central pathway to a timber summerhouse.



Ground Floor



First Floor

Total floor area 149.0 m² (1,604 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

Redlands Road, Penarth

- A substantially extended end-of-terrace home being offered with NO CHAIN and conveniently located to local sought after schools and transport links
- Spacious kitchen/dining family room and two further reception rooms, plus utility room and cloakroom/WC
- Driveway providing parking for 3 cars and a good sized westerly facing rear garden with large timber summerhouse
- Three bedrooms, nicely appointed bathroom and a further cloakroom/WC
- Double glazing and gas central heating via a combination boiler

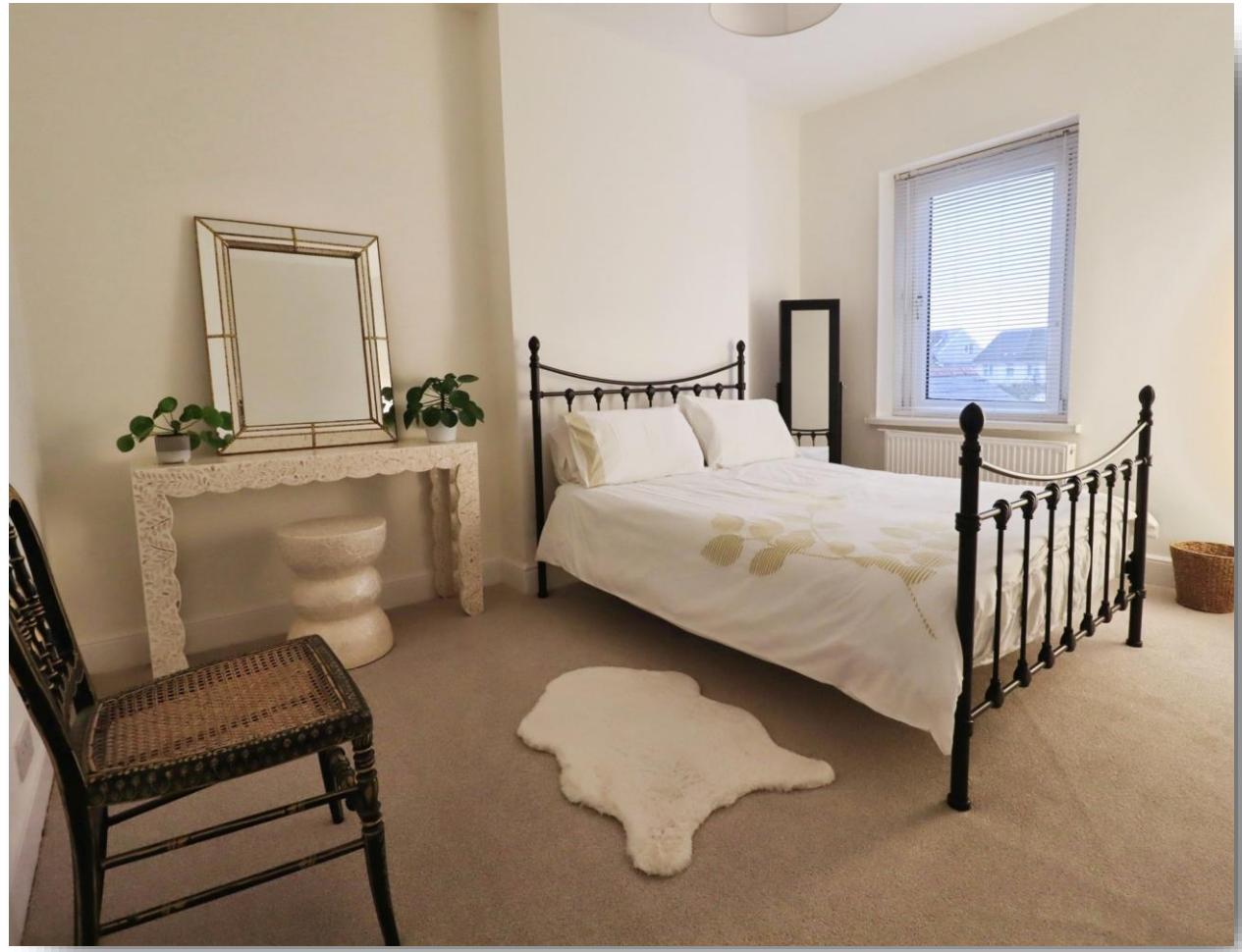
Tenure: Freehold EPC Rating: D

Council Tax Band: E

£439,950

directions to this property:

Postcode for Sat Nav users - CF64 2WH



view this property online allenandharris.co.uk/Property/PNR106852



Property Ref:
PNR106852 - 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.



029 2070 5528



penarth@allenandharris.co.uk



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



allenandharris.co.uk