

4 Evenlode Avenue

Penarth, Vale of Glamorgan, CF64 3PD



A completely redesigned and rebuilt detached property with jaw-dropping open plan living space and a large, mature garden with swimming pool and summer house. As well as the centrepiece living space and kitchen, the ground floor comprises an entrance hall with cloakroom and walk-in coat cupboard, a snug, games room, utility space with pantry, a guest bedroom and a shower room. There are then three bedrooms, study and two bathrooms on the first floor including the principle bedroom suite with dressing room and en-suite bathroom. The property has an in and out driveway that provides extensive off road parking as well as a garage. The rear garden is of very impressive proportions with large patio and lawn. Viewing advised. EPC: TBC.

**David
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Your local Estate Agent & Chartered Surveyor

£1,550,000

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Accommodation

Ground Floor

Porch

Solid wood front doors with window above. Wooden glazed panel inner doors leading into the living space, that give immediate views out onto the rear garden. Tiled floor. Door to the cloakroom. Recessed lights.

Cloakroom 6' 9" x 5' 4" (2.06m x 1.63m)

Tiled floor continued from the porch. Porthole window to the front. Power points. Fitted cupboards. Door to the WC. Recessed lights.

WC 4' 0" x 5' 4" (1.22m x 1.62m)

Tiled floor. WC and wash hand basin. Tiled floor. Heated towel rail. Recessed lights. Extractor fan.

Living Room 26' 2" x 30' 9" (7.98m x 9.38m)

The central heart of the property - this is a wonderful entertaining space that is open plan to the kitchen and gives access to the snug and games room. Tiled flooring with under floor heating. Double height floor to ceiling aluminium double glazed windows and doors leading into the garden. Fitted speakers. Gallery staircase and landing overhead with glass balustrade. Wood burning stove. Power points. Ample space for living and dining furniture in any configuration.

Kitchen 8' 10" x 16' 5" (2.7m x 5m)

A clean, minimalist kitchen with white gloss handleless doors and drawer fronts and white work surfaces. Integrated appliances including two Neff electric ovens - both with warming drawers, a four zone induction hob, extractor hood, counter level fridge and dishwasher. Single bowl sink with drainer. Fitted mirror. uPVC double glazed window to the garden. Tiled floor with automatic under floor heating. Recessed lights.

Pantry 5' 1" x 7' 3" (1.55m x 2.2m)

Tiled floor. Space for a large American style fridge freezer. Recessed lights. Power points.

Utility Room 11' 0" x 12' 4" (3.35m x 3.77m)

A very useful additional space with fitted cupboards and work surfaces to either side. Integrated electric oven, microwave and coffee machine. One and a half bowl stainless steel sink with drainer. Double glazed skylight. Plumbing for washing machine and dryer. uPVC double glazed doors to the rear into the garden and the front into the garage.

Snug 14' 7" x 12' 2" (4.44m x 3.7m)

Tiled floor with automatic under floor heating. Large uPVC double glazed window to the front. Fireplace with gas stove. Recessed lights. Central heating radiator. Power points.

Games Room / Bedroom 5 17' 9" x 18' 6" (5.42m x 5.63m)

A versatile games room / TV room / play room to the rear of the property accessed from the kitchen and inner hall, and with uPVC double glazed doors into the garden. Tiled floor. Bar area. Recessed lights. Power points and TV point. Pool table with overhead lights. Central heating radiator. Tiled floor.

Inner Hall

Tiled floor and recessed lights. This area leads from the living room and gives access to the shower room, games room and guest bedroom.

Guest Bedroom / Bedroom 4 17' 9" x 10' 3" (5.41m x 3.12m)

A double bedroom with uPVC double glazed window to the front. Tiled floor. Recessed lights. Power points and TV point. Central heating radiator. Power points.

Shower Room 7' 8" x 10' 3" (2.33m x 3.13m)

Tiled floor. Suite comprising a walk-in shower with overhead mixer shower, WC and wash hand basin. uPVC double glazed window to the front. Recessed lights. Heated towel rail. Fitted mirror and light. Extractor fan.

First Floor

Landing

An extremely impressive gallery landing with glass balustrade, overlooking the main living space and giving wonderful views over the garden. Fitted carpet. Recessed lighting. Power points. Built-in airing cupboard with hot water cylinder. Central heating radiator. Doors to three bedrooms, the main bathroom and the study.

Bedroom 1 *14' 8" max x 16' 1" (4.48m max x 4.91m)*

The main bedroom with dressing room and en-suite. Aluminium bifold doors to the rear that open onto a Juliette balcony with very impressive garden views. Fitted carpet. Recessed lighting and wired ceiling speakers. Central heating radiator. Power points and TV point. Doors to the dressing room and en-suite.

Dressing Room *12' 8" x 6' 11" (3.87m x 2.12m)*

Fitted carpet. uPVC double glazed window to the front. Recessed lights. Power points. Central heating radiator.

En-Suite *9' 5" x 6' 10" (2.87m x 2.08m)*

Tiled floor and part tiled walls. Suite comprising a freestanding bath with mixer tap, walk-in shower cubicle with mixer shower, WC and wash hand basin. Heated towel rail. Recessed lights. Extractor fan. Shaver point. Fitted mirror.

Bedroom 2 *8' 4" x 18' 6" (2.54m x 5.64m)*

Double bedroom with uPVC double glazed window to the rear. Recessed lights. Fitted carpet. Central heating radiator. Power points and TV point.

Bedroom 3 *8' 7" x 14' 5" (2.62m x 4.4m)*

The third first floor double room, again with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Recessed lighting. Power points. Central heating radiator.

Study *7' 8" x 6' 11" (2.34m x 2.1m)*

Fitted carpet. uPVC double glazed window to the front. Power points. Central heating radiator.

Bathroom *11' 10" plus recess x 6' 11" (3.6m plus recess x 2.1m)*

Tiled walls and part tiled floor. Suite comprising a large walk-in shower with overhead mixer shower, WC and wash hand basin. Two uPVC double glazed windows to the front. Heated towel rail. Recessed lights. Mirror and light. Shaver point.

Outside

Front

Extensive off road parking in the form of an in-and-out driveway laid to presscrete.

Garage *11' 3" x 16' 11" (3.43m x 5.16m)*

Electric roller shutter door to the front and a uPVC double glazed door to the side. Wall mounted gas boiler. Power points and lights.

Rear Garden

The most impressive of rear garden laid to lawn and patio. Mature planting throughout. Outdoor heated pool (8m x 4m) and plant room that also houses the pool cleaner. Decked area to the rear with summer house. Outside tap and lights. Original stone wall to the rear.

Summer House *15' 3" x 9' 5" (4.66m x 2.87m)*

A fully insulated summer house to the rear of the garden. uPVC double glazed doors and windows. Bar area with laminate work surface, under counter cupboards and wine chiller. Power points and TV point. Recessed lighting.

Additional Information

Tenure

The property is held on a freehold basis (WA76743).

Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £4,673.76 for the year 2024/25.

Approximate Gross Internal Area

3774 sq ft / 451 sq m.

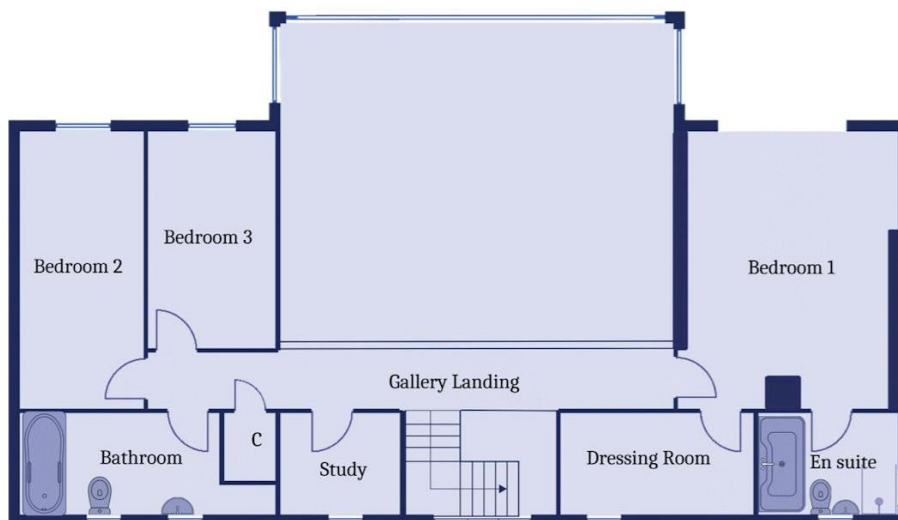
Utilities

The property is connected to mains electricity, gas, water and sewerage services.

Floor Plan



Ground Floor



First Floor











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