



4 Jenkinville  
Penarth, Vale of Glamorgan, CF64 1BD

Watts  
& Morgan



## 4 Jenkinstville

Penarth, Vale of Glamorgan, CF64 1BD

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**£575,000 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An extended four bedroom semi-detached family home located in one of Penarth's most sought after areas. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, bay fronted sitting room, living room, open-plan kitchen/dining room and utility/shower room. First floor landing, two spacious double bedrooms, a generously sized single bedroom and a family bathroom. Second floor landing and a spacious double bedroom located in the loft. Externally the property benefits from a driveway providing off-road parking and landscaped front and rear gardens. EPC Rating; 'TBC'.

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### Directions

Penarth Town Centre – 0.5 miles  
Cardiff City Centre – 3.7 miles  
M4 Motorway – 9.8 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via a partially stained glass wooden door with stained glass side panels into a welcoming hallway benefitting from original wood block flooring, decorative mouldings, picture rails and a carpeted staircase leading to the first floor.

The bay-fronted sitting room enjoys carpeted flooring, a central feature fireplace with a log burner, picture rails, decorative mouldings and uPVC double-glazed windows to the front elevation.

The living room benefits from continuation of original wood block flooring, a central feature gas fireplace, picture rails and a central ceiling light point.

The open-plan kitchen/dining room enjoys laminate wood flooring, recessed ceiling spotlights, two Velux rooflights and a set of uPVC double-glazed bi-folding doors with built-in blinds providing access to the rear garden. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; an electric oven/grill, a 'Neff' 4-ring gas hob, a 'Bosch' extractor fan over and a 'Bosch' dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from a partially tiled splash-back, a stainless steel bowl and a half sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

The versatile utility/shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The utility/shower room further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and space and plumbing provided for freestanding white goods.

### FIRST FLOOR

The first floor landing enjoys carpeted flooring, an obscured uPVC double-glazed window to the side elevation and a carpeted staircase leading up to the second floor.

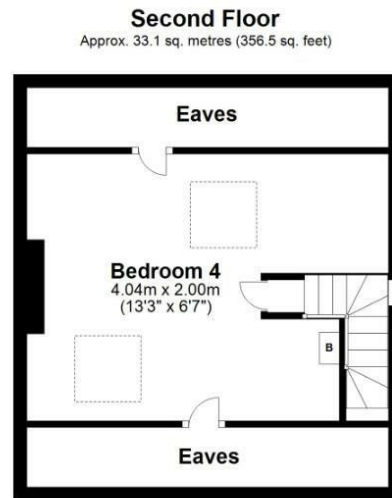
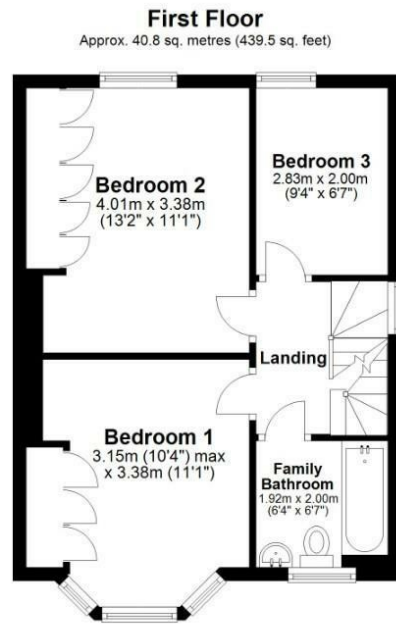
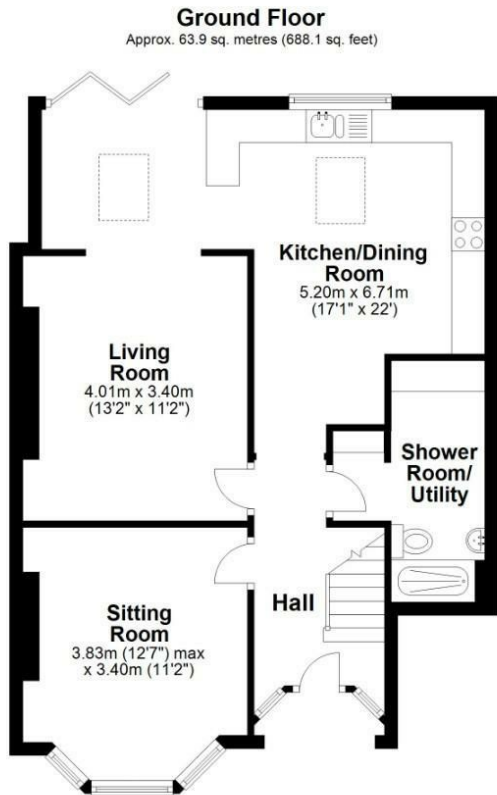
Bedroom one is a spacious double bedroom benefitting from carpeted flooring, picture rails, decorative mouldings, a feature fireplace, a range of fitted wardrobes and a uPVC double-glazed bay window to the front elevation.

Bedroom two is another spacious double bedroom benefitting from carpeted flooring, picture rails, a feature fireplace, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

Bedroom three is a generously sized single bedroom which enjoys carpeted flooring, picture rails and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a tiled panelled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls and an obscured uPVC double-glazed window to the front elevation.





Total area: approx. 137.9 sq. metres (1484.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

## SECOND FLOOR

The second floor landing enjoys carpeted flooring, recessed ceiling spotlights and a uPVC double-glazed window to the side elevation. Bedroom four is a double bedroom benefitting from carpeted flooring, a wall-mounted 'Worcester' combi boiler, two hatches provide access to eaves storage and two large roof lights providing elevated views over Cardiff City and the Bristol Channel.

## GARDEN & GROUNDS

4 Jenkinville is approached off the road onto a private driveway providing off-road parking. The front garden is predominantly laid to lawn with a variety of mature shrubs and borders. The rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining.

## ADDITIONAL INFORMATION

All mains services connected.  
Freehold.  
Council Tax Band - F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	84
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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