



40 Redlands Road  
Penarth, Vale of Glamorgan, CF64 2WH

Watts  
& Morgan



# 40 Redlands Road

Penarth, Vale of Glamorgan, CF64 2WH

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**£325,000 FREEHOLD**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious three bedroom, end-terrace family home. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises; entrance hall, dining room, living room, kitchen. First floor landing, two spacious double bedrooms, spacious single bedroom, WC and bathroom. Externally the property benefits from beautifully landscaped front and rear gardens, a brick built outhouse, garage with rear lane access. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Penarth Town Centre – 0.8 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 10.1 miles

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Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





## Summary of Accommodation

### GROUND FLOOR

Entered via a partially obscure glazed uPVC door with an obscure glazed side panel into a welcoming hallway enjoying carpeted flooring and a carpeted staircase leading to the first floor with two under-stair storage cupboards.

The dining room benefits from carpeted flooring, a central feature fireplace and a uPVC double glazed bay window to the front elevation.

The spacious living room enjoys carpeted flooring, a central feature gas fireplace with a back-boiler and a uPVC double glazed window to the rear elevation overlooking the rear garden.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl flooring, tiled walls, a uPVC double glazed window to the rear elevation and an obscure glazed uPVC door providing access to the rear garden.

### SECOND FLOOR

The first floor landing benefits from carpeted flooring, a loft hatch providing access to the loft space and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation.

Bedroom two is a further double bedroom and benefits from carpeted flooring, a range of fitted wardrobes housing the hot water cylinder and a uPVC double glazed window to the rear elevation.

Bedroom three is a spacious single bedroom and enjoys carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The WC benefits from carpeted flooring, tiled walls and an obscure glazed uPVC double glazed window to the rear elevation.

The bathroom has been fitted with a 2-piece suite comprising; a panelled bath with an electric shower over and a pedestal wash-hand basin. The bathroom further benefits from carpeted flooring, tiled walls and a uPVC obscured double glazed window to the rear elevation.



## GARDENS & GROUNDS

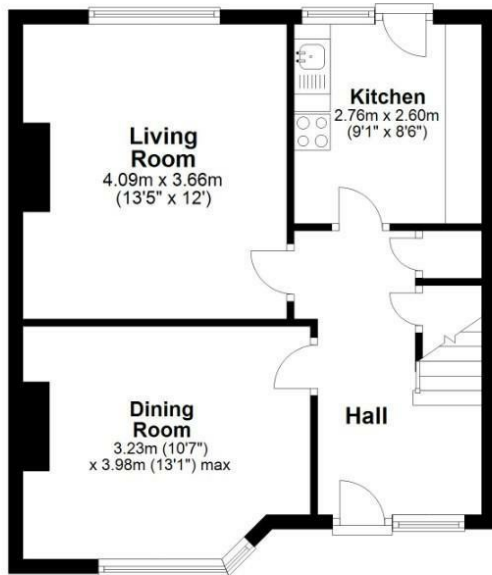
40 Redlands Road is approached off the road onto a landscaped front garden predominantly laid to lawn with a variety of mature shrubs, borders and trees. The beautifully landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The rear garden further benefits from a brick built outhouse, a garage and a pedestrian gate with access to a rear lane.

## ADDITIONAL INFORMATION

All mains services connected. Freehold.  
Council tax band 'D'.

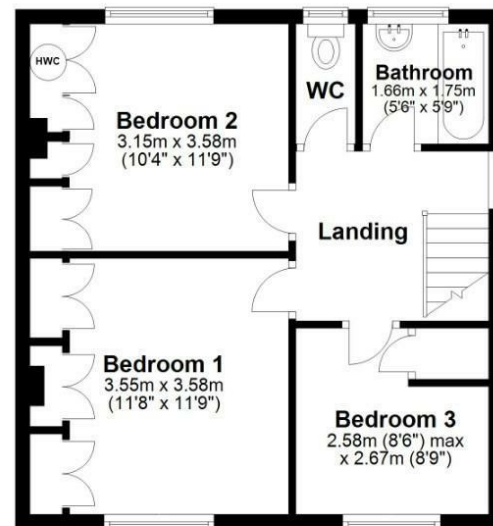
### Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



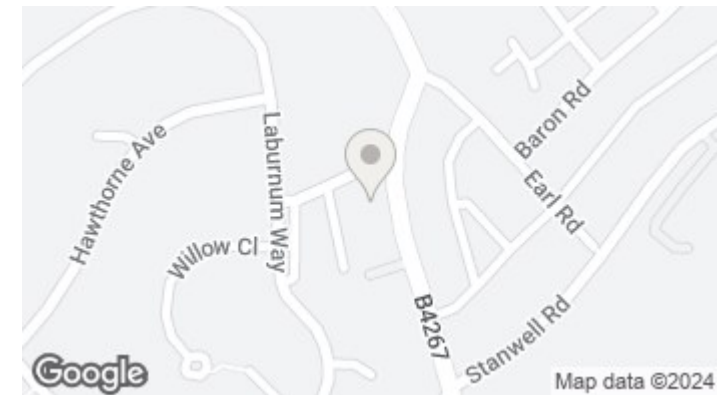
### Garage

Approx. 13.1 sq. metres (141.1 sq. feet)



Total area: approx. 101.3 sq. metres (1090.6 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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