



2 Evenlode Avenue  
Penarth, Vale of Glamorgan, CF64 3PD

Watts  
& Morgan







## 2 Evenlode Avenue

Penarth, Vale of Glamorgan, CF64 3PD

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**£1,350,000 Freehold**

5 Bedrooms | 6 Bathrooms | 4 Reception Rooms

A spectacular, individually designed, five bedroom detached property occupying an enviable corner plot. Situated in one of Penarth's most desired streets. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. In catchment to Evenlode and Stanwell schools. Boasting over 4200 sq.ft this spacious and versatile accommodation over three floors briefly comprises: large entrance hall, a superb open plan kitchen/dining/living room, utility room, sitting room, study and shower room. First floor landing, two large double bedrooms with dressing rooms and en-suites, a third double bedroom with en-suite, another spacious double bedroom and a family bathroom. Located on the second floor is a spacious double bedroom with en-suite and dressing area. Externally the property benefits from a large driveway providing off road parking for several vehicles, beyond which is an integral double garage and a large wrap around garden. EPC Rating: 'B'.

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### Directions

Penarth Town Centre – 0.8 miles

Cardiff City Centre – 4.8 miles

M4 Motorway – 10.5 miles

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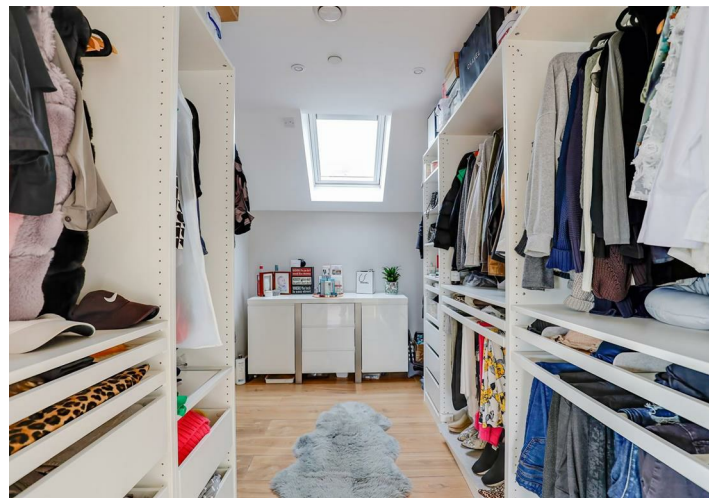
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## Summary of Accommodation

### GROUND FLOOR

Entered via a glazed composite door with two large glazed side panels into a spectacular galleried hallway benefiting from porcelain tiled flooring with underfloor heating, recessed ceiling spotlights, an oak staircase with a glass balustrade leading to the first floor landing and a large picture window to the front elevation.

The superb open plan kitchen/living/dining room is the focal point of the home and benefits from continuation of porcelain tiled flooring with underfloor heating. The living room enjoys a central feature media wall with a double sided gas fire, surround sound, a drop ceiling light box, recessed ceiling spotlights, composite uPVC double glazed windows to the front and side elevation with composite sliding doors providing access to the garden.

The kitchen showcases a range of base and wall units with granite work surfaces. Integral appliances to remain include; a 'Neff' 4-ring induction hob with 'Neff' double oven and an 'AEG' fridge freezer. The kitchen also enjoys a large larder cupboard, a double bowl stainless steel sink and a central feature island unit housing the wine fridge and breakfast bar. A 'hidden' built in kitchen cupboard door provides access into the utility room. The utility room enjoys continuation of a range of base and wall units with granite work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room also houses the 'Neff' dishwasher and a stainless steel bowl and a half sink. The utility room benefits from continuation of porcelain tiled flooring with underfloor heating, recessed ceiling spotlights, a composite double glazed window to the rear elevation and a composite glazed door providing access to the rear garden.

The sitting room located to the front of the property enjoys continuation of porcelain tiled flooring with underfloor heating, recessed ceiling spotlights and a floor to ceiling composite double glazed window to the front elevation.

The study is a versatile room which benefits from porcelain wood effect tiled flooring with underfloor heating, recessed ceiling spotlights and a double glazed composite window to the side elevation.

The downstairs shower room has been fitted with a 3-piece white suite comprising: a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a WC and a wash-hand basin set within a vanity unit. The downstairs shower room further benefits from porcelain tiled flooring with underfloor heating, partially tiled splashback and recessed ceiling spotlights.

The spacious double garage has been fitted with electric garage door, central ceiling light points, plumbing facilities and houses the 'Air Sourced' heat pump, fuse box and heat recovery system. The garage also benefits from a glazed composite door providing access to the rear garden.



## FIRST FLOOR

The first floor landing enjoys wood effect porcelain tiled flooring with underfloor heating, a central ceiling light point and a staircase providing access to the second floor.

The impressive bedroom one is a generously sized double bedroom which enjoys continuation of porcelain wood effect tiled flooring with underfloor heating, recessed ceiling spotlights and floor to ceiling composite double glazed windows to the front/side elevations. The dressing room has been fitted with a range of shelving and open wardrobes and enjoys recessed ceiling spotlights, continuation of wood effect porcelain tiled flooring with underfloor heating and a 'Velux' window.

The contemporary en-suite has been fitted with a 4-piece white suite comprising: a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a WC, a bidet and a wash-hand basin set within a granite vanity unit. The en-suite further benefits from porcelain tiled flooring with underfloor heating, partially tiled splashback, recessed ceiling spotlights and an extractor fan. Bedroom two is another spectacular and sizeable double bedroom enjoying continuation of porcelain tiled flooring with underfloor heating, recessed ceiling spotlights and floor to ceiling double glazed composite window to the front elevation. The dressing room has been fitted with a range of open wardrobes and enjoys recessed ceiling spotlights and continuation of wood effect porcelain tiled flooring with underfloor heating.

The ensuite has been fitted with a 3-piece white suite comprising: a large shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a WC and a wash-hand basin set within a vanity unit. The en-suite also enjoys porcelain tiled flooring with underfloor heating, partially tiled splashback, recessed ceiling spotlights and a 'Velux' roof light.

Located to the front of the property, bedroom three is a generously sized double bedroom benefiting from porcelain tiled flooring with underfloor heating and floor to ceiling composite window to the front elevation. The ensuite has been fitted with a 3-piece white suite comprising: a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a WC and a wash-hand basin set within a vanity unit. The en-suite further benefits from porcelain tiled flooring with underfloor heating, partially tiled walls and a partially obscure double glazed composite window to the side elevation.

Bedroom four (currently being used as a dressing room) enjoys continuation of porcelain tiled flooring with underfloor heating, recessed ceiling spotlights and two electrically opening 'Velux' roof lights.







The stylish family bathroom has been fitted with a 4-piece white suite comprising: a large walk-in shower with a thermostatic rainfall shower over and a hand-held shower attachment, a freestanding bath, a WC and a wash-hand basin set within a vanity unit. The bathrooms also benefits from Porcelanosa tiled flooring with underfloor heating, partially tiled splashback, tiled walls, a 'Velux' roof light, recessed ceiling spotlights and an extractor fan.

## SECOND FLOOR

Occupying the whole of the second floor, bedroom five is a spacious double bedroom benefiting from oak flooring, four 'Velux' roof lights to the front elevation, a central heating radiator, recessed ceiling spotlights and a door provides access into eaves storage.

Situated off the bedroom is dressing area offering a versatile storage space with oak flooring and a central light point. The en-suite has been fitted with a 3-piece white suite comprising: a corner shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a WC and a wash-hand basin set within a vanity unit. The en-suite features porcelain tiled flooring, partially tiled splashback, recessed ceiling spotlights, a central heating radiator and an extractor fan.

## GARDENS & GROUNDS

Set within an enviable corner plot, 2 Evenlode Avenue is approached off the road onto a private driveway providing parking for several vehicles beyond which is an integral double garage. The spacious plot enjoys beautifully landscaped front and rear gardens which are predominantly laid to lawn and enjoy a variety of mature shrubs and borders. Two separate large patio areas provide ample space for outdoor entertaining and dining and the property also benefits from an hot tub.



## ADDITIONAL INFORMATION

Freehold. All mains services connected.

The property benefits from an air source heat pump (which we have been reliably informed brings a return of approximately £1400 per annum) and a heat recovery system throughout the property. In addition, it has been fitted with solar panels, alarm system, CCTV system, category 5 cabling and a Control4 system throughout the property.

**Ground Floor**  
Approx. 180.3 sq. metres (1940.8 sq. feet)



**First Floor**  
Approx. 180.3 sq. metres (1725.9 sq. feet)



Total area: approx. 390.8 sq. metres (4206.5 sq. feet)

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

**Second Floor**  
Approx. 50.1 sq. metres (539.7 sq. feet)



**Promap**  
AN ANIMAPRO COMPANY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>89</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			
<b>England &amp; Wales</b>		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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