



2 Cae Canol
Penarth, Vale of Glamorgan, CF64 3RF

Watts
& Morgan



2 Cae Canol

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£425,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented, spacious three bedroom detached family home situated in the popular Caversham Park development. In catchment for Evenlode and Stanwell Schools. Conveniently located to Cosmeston Lakes, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, kitchen/dining room and ground floor cloakroom. First floor landing, spacious double bedroom with built-in wardrobes, second double bedroom, single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, beyond which is an attached single garage. Landscaped front and rear gardens. EPC rating 'C'.

Directions

Penarth Town Centre – 1.1 miles

Cardiff City Centre – 4.8 miles

M4 Motorway – 10.8 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a welcoming hallway benefitting from wood effect luxury vinyl tile (LVT) flooring, a storage cupboard, a carpeted staircase leading to the first floor and a uPVC double-glazed window to the front elevation.

The spacious living room enjoys carpeted flooring and two uPVC double-glazed windows to the front elevation.

The kitchen/dining room enjoys stone tile effect vinyl flooring, a uPVC double-glazed window to the rear elevation and a partially glazed composite door providing access to the rear garden. The kitchen has been fitted with a range of wall and base units with roll-top laminate work surfaces. Integral appliances to remain include; a 'Neff' electric oven, a 'Samsung' 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from partially tiled splash-back and a cupboard housing the wall-mounted 'Worcester' boiler.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white comprising; a floating wash hand basin and a WC. The cloakroom further benefits from wood effect LVT flooring, partially tiled splash-back and an obscure uPVC double-glazed window to the rear elevation.

First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder, a loft hatch with built-in ladder 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 recessed wardrobes and a uPVC double-glazed window to the rear elevation.

Bedroom two is a double bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the front elevation.

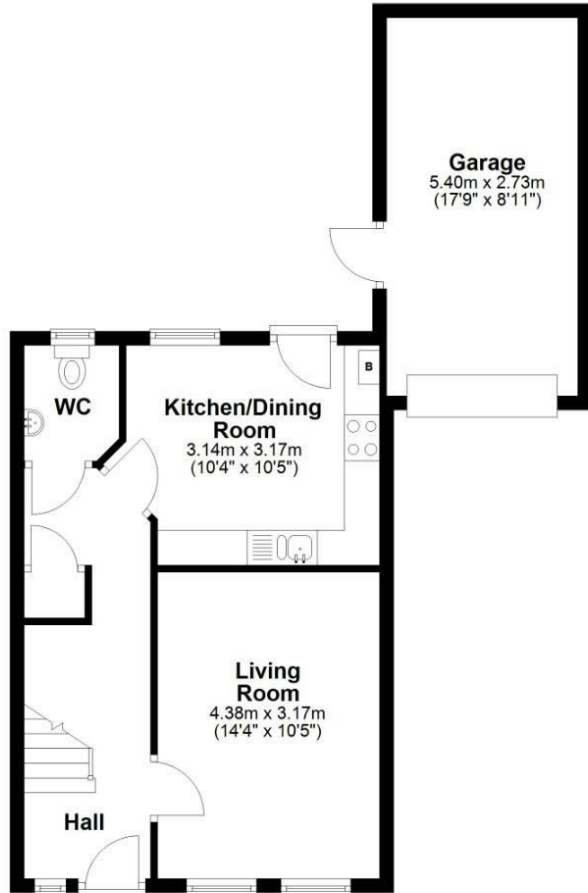
Bedroom three is a single bedroom enjoying carpeted flooring, a recessed storage cupboard and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from carpeted flooring, partially tiled walls, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.



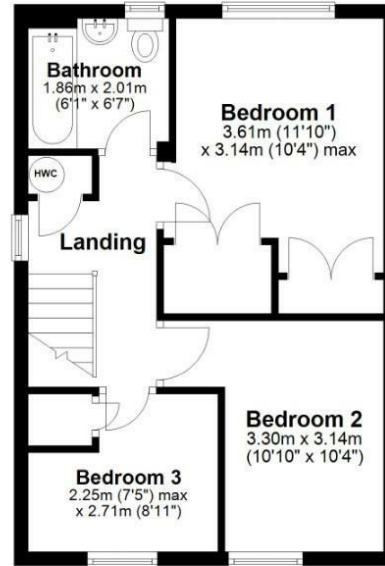
Ground Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



Total area: approx. 92.1 sq. metres (990.8 sq. feet)

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

Gardens & Grounds

2 Cae Canol is approached off the road onto a tarmac driveway providing off-road parking for several vehicles, beyond which is an attached single garage with an up and over door.

The front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

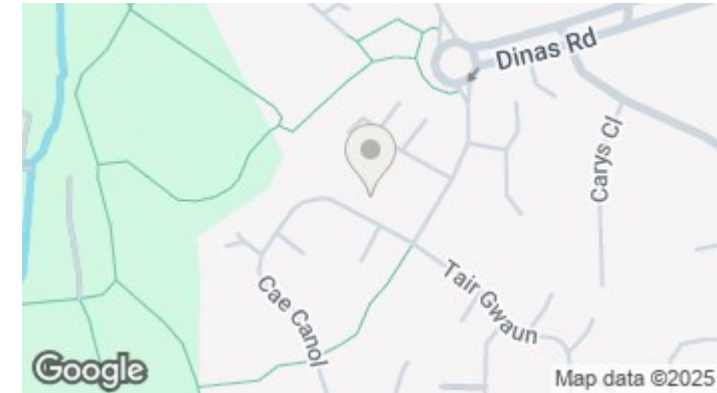
The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, two large patio areas provide ample space for outdoor entertaining and dining.

Additional Information

Freehold.

All mains services connected.

Council tax band 'E'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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