



108 Windsor Road
Penarth, Vale of Glamorgan, CF64 1JN

Watts
& Morgan



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£365,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A spacious three bedroom, four storey family home conveniently located to Penarth Town Centre, Cogan Train Station and Penarth Marina. The versatile accommodation briefly comprises: porch, entrance hallway, living room/dining room. Lower ground floor, lounge/dining room, kitchen, cloakroom/utility room, pantry. First floor landing, two spacious double bedrooms, family bathroom. Second floor landing, spacious primary bedroom with ensuite. Externally the property benefits from a private, westerly facing rear garden with rear lane access. EPC Rating: 'C'.



Directions

Penarth Town Centre – 0.2 miles

Cardiff City Centre – 3.0 miles

M4 Motorway – 9.0 miles

Your local office: Penarth

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Summary of Accommodation

Entered via a partially glazed wooden door into a porch benefiting from tile effect vinyl flooring, decorative cornice detailing. A second glazed wooden door leads into a hallway benefiting from continuation of tile effect vinyl flooring, decorative arch, uPVC double glazed window to the rear elevation and a carpeted staircase leading to the first floor and lower ground floor.

The living/dining room enjoys carpeted flooring, a central feature electric fireplace with a marble hearth and a wooden surround, decorative cornice detailing, ceiling rose and a uPVC double glazed bay window with bespoke fitted shutters to the front elevation and a uPVC double glazed window to the rear elevation.

The first floor landing enjoys carpeted flooring and a carpeted staircase leading to the second floor.

Bedroom two is a generously sized double bedroom which benefits from carpeted flooring, a central feature fireplace and a uPVC double glazed window to the rear elevation.

Bedroom three is a spacious double bedroom which enjoys carpeted flooring, decorative cornice detailing, a range of recessed storage units, a range of fitted wardrobes 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 wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from vinyl flooring, partially tiled walls/splashback and an obscure uPVC double glazed window to the front elevation.

The second floor landing enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The primary bedroom occupying the whole of the second floor is a spacious double bedroom which benefits from carpeted flooring, a recessed wardrobe space with sliding doors, a hatch providing access to eaves storage and two double glazed roof lights. The ensuite has been fitted with a 3-piece white suite comprising: a walk-in shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The ensuite further benefits from tiled flooring, partially tiled walls/splashback, extractor fan and recessed ceiling spotlights.

The lower ground floor hallway enjoys carpeted flooring and a recessed understairs storage cupboard.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include: an 'AEG' electric oven, a 'Beko' 4-ring electric hob with an extractor fan over and an 'AEG' dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, recessed ceiling spotlights, a bowl and a half stainless steel sink with a mixer tap over, a cupboard housing the wall mounted 'Worcester' combi boiler and an obscure double glazed door providing access to the rear garden.

The lounge/dining room enjoys carpeted flooring, a central feature fireplace with a feature wooden mantle and a single glazed wooden window with a window seat to the front elevation.

The versatile pantry benefits from tile effect vinyl flooring, recessed ceiling spotlights and has been fitted with a range of base units with a laminate roll top work surface.

The cloakroom/utility room servicing the lower ground floor accommodation has been fitted with a 2-piece white suite comprising: a wash-hand basin set within a vanity unit and a WC. The cloakroom/utility room further benefits from wood effect tile flooring, wall mounted storage units, laminate work surface with space and plumbing provided for freestanding white goods, partially tiled walls, ceiling spotlights, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.

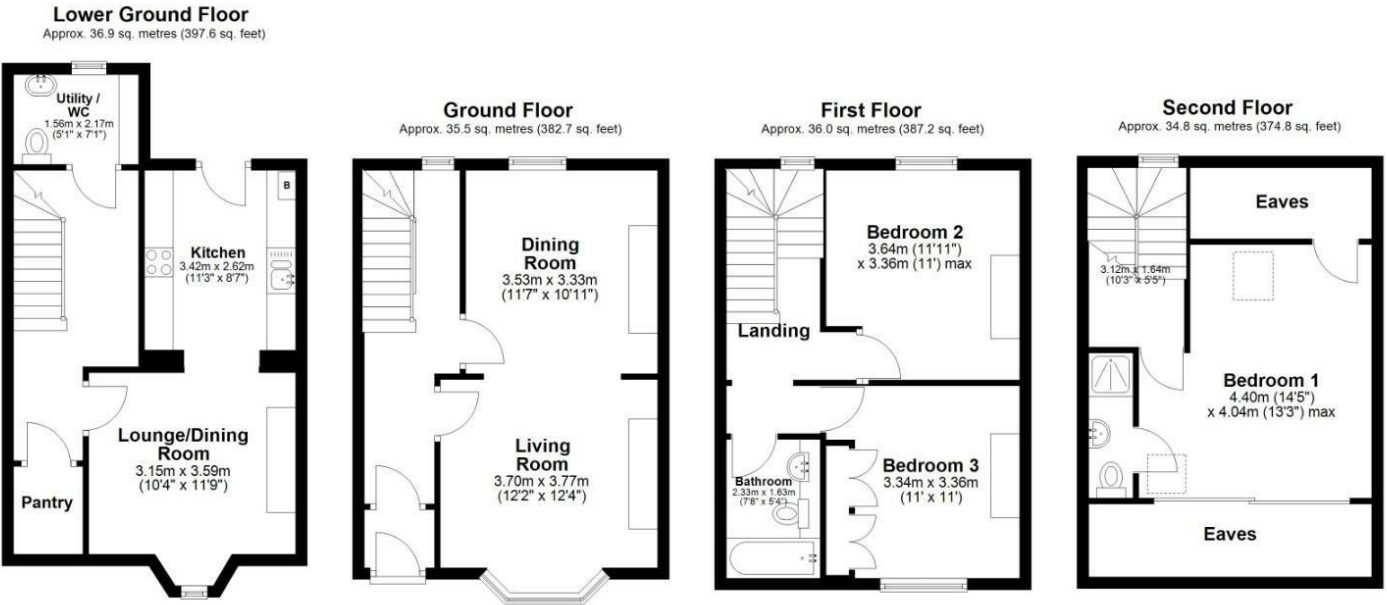


GARDEN & GROUNDS

108 Windsor Road enjoys a courtyard style front garden with a tiled path leading to the front door. The enclosed westerly facing rear garden is laid with a variety of chippings and artificial lawn with a variety of mature shrubs and borders. The rear garden further benefits from a wooden shed and a large patio area providing ample space for outdoor entertaining and dining with a pedestrian gate providing access to rear lane access.

ADDITIONAL INFORMATION

All mains services connected.
Freehold.
Council Tax Band - 'D'



Total area: approx. 143.3 sq. metres (1542.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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.



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