



107 Lavernock Road  
Penarth, Vale of Glamorgan, CF64 3QG

Watts  
& Morgan







# 107 Lavernock Road

Penarth, Vale of Glamorgan, CF64 3QG

## OIEO £699,950 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A spacious and versatile three/four bedroom, semi-detached family home. Conveniently located to local amenities, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. In catchment for Evenlode and Stanwell Schools. Accommodation briefly comprises; entrance hall, living room, sitting room/bedroom, lounge, lean-to, kitchen/dining room, utility room and ground floor cloakroom. First floor landing; three spacious double bedrooms, a bathroom and a cloakroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, beyond which is a detached single garage. Beautifully landscaped front and Southerly-facing rear garden. EPC rating 'TBC'.

### Directions

Penarth Town Centre – 0.9 miles

Cardiff City Centre – 4.5 miles

M4 Motorway – 10.7 miles

Your local office: Penarth

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## Summary of Accommodation

### Ground Floor

Entered via a solid wooden door with stained glass side panels into a welcoming hallway benefitting from carpeted flooring, picture rails and a carpeted open staircase leading to the first floor.

The living room benefits from wood block parquet flooring, picture rails, a central feature open fireplace with a wooden surround and a uPVC double glazed box bay window to the front elevation.

The sitting room/bedroom is a versatile space enjoying carpeted flooring, picture rails and a uPVC double glazed window to the front elevation.

The lounge enjoys carpeted flooring, a central feature open fireplace, picture rails and a glazed wooden door with glazed side panels leading to the lean-to.

The lean-to benefits from quarry tiled flooring, a polycarbonate roof and a glazed door providing access to the rear garden.

The kitchen/dining room enjoys part wooden and part tiled flooring, a cupboard housing the wall-mounted 'Vaillant' boiler and a uPVC double glazed window to the side elevation. The kitchen benefits from 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 tiled flooring, recessed ceiling spotlights, a stainless steel sink with a mixer tap over, a uPVC double glazed window to the rear elevation and a partially glazed uPVC door providing access to the rear garden.

The utility room benefits from tiled flooring, a uPVC double glazed window to the side elevation and a roll top laminate work surface with space and plumbing provided for freestanding white goods.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from continuation of tiled flooring and an obscure uPVC double glazed window to the rear elevation.

### First Floor

The first floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space and a stained glass uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, picture rails and a uPVC double glazed window to the front elevation.

Bedroom two is a spacious double bedroom enjoying wood effect laminate flooring, picture rails and a uPVC double glazed window to the rear elevation.

Bedroom three is a further spacious double bedroom and benefits from carpeted flooring, picture rails and a uPVC double glazed window to the front elevation.

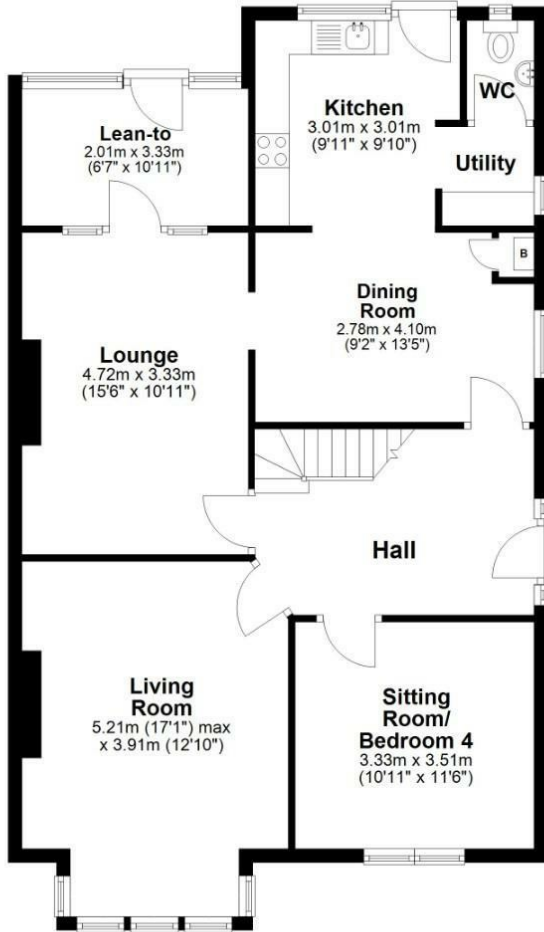
The bathroom has been fitted with a 2-piece white suite comprising; a panelled bath with a thermostatic shower over and a pedestal wash hand basin. The bathroom further benefits from tile effect vinyl flooring, partially wood panelled and tiled walls and two uPVC double glazed windows to the side and rear elevation.

The cloakroom enjoys a WC, tile effect vinyl flooring and a uPVC double glazed window to the rear elevation.



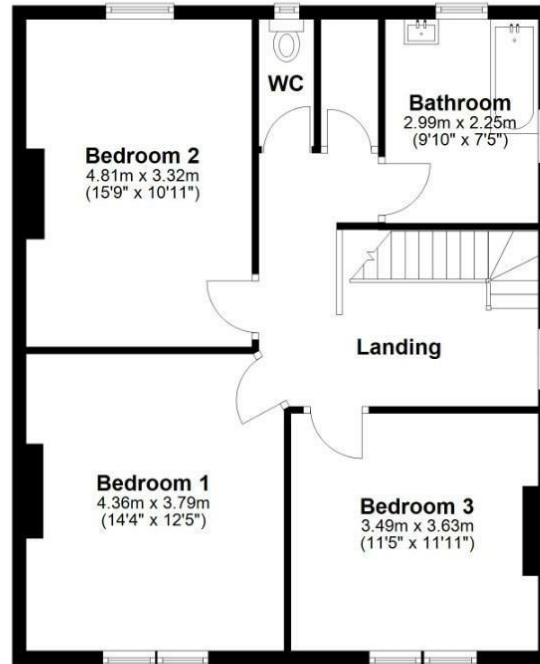
### Ground Floor

Approx. 90.5 sq. metres (974.1 sq. feet)



### First Floor

Approx. 69.7 sq. metres (750.7 sq. feet)



Total area: approx. 160.2 sq. metres (1724.8 sq. feet)

### Garden & Grounds

107 Lavernock Road is approached off the road onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached single garage.

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

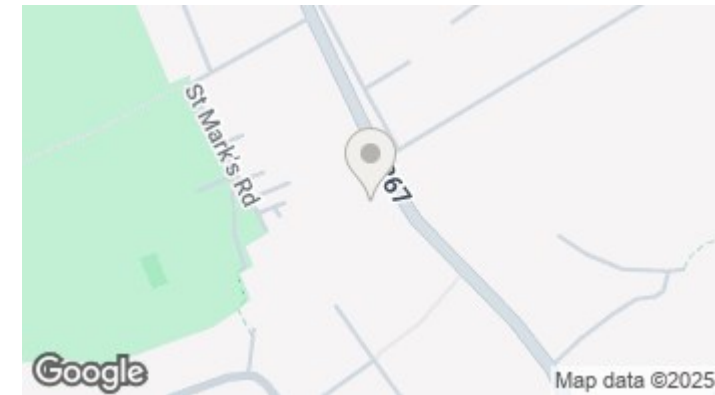
The spacious South-facing rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area provides ample space for outdoor entertaining and dining.

### Additional Information

Freehold.

All mains services connected.

Council tax band 'G'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	83
England & Wales		EU Directive 2002/91/EC



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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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