



20 Knowbury Avenue
Penarth, Vale of Glamorgan, CF64 5RX

Watts
& Morgan



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OIEO £850,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A spacious and versatile four bedroom, plus loft room, detached family home found just a short walk from Penarth Clifftops. Conveniently located to local amenities, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Boasting over 2400sq. ft., the accommodation briefly comprises; entrance hallway, sitting room, open-plan living/dining room, playroom, kitchen, utility room and ground floor cloakroom. First floor landing with access to a balcony; spacious primary bedroom with Jack and Jill en-suite, three further double bedrooms, family bathroom and a versatile loft room located on the second floor. Externally the property benefits from a driveway providing off-road parking for several vehicles, beyond which is an attached garage. Externally the property benefits from a rear garden with mature borders and trees. The property also benefits from planning permission granted for a new entrance porch with balcony over and a double storey rear extension (planning ref: 2023/00056/FUL). EPC rating 'E'.

Directions

Penarth Town Centre – 1.1 miles

Cardiff City Centre – 4.8 miles

M4 Motorway – 11.4 miles

Your local office: Penarth

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Ground Floor

Entered via a partially glazed uPVC door into a welcoming hallway benefitting from quarry tile flooring, a carpeted staircase leading to the first floor with an understairs storage cupboard and an obscure uPVC double glazed window to the front elevation.

The sitting room enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

The living/dining room is a versatile space and enjoys stone tile flooring, a uPVC double glazed window to the side elevation, a large uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors with double glazed side panels providing access to the rear garden. The playroom is another versatile space enjoying carpeted flooring.

The kitchen has been fitted with a range of wall and base units with wood effect roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from slate tile flooring, partially tiled splash-back, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double glazed door with a double glazed side panel providing further access to the rear garden. The utility room has been fitted with a laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of slate tile flooring, a stainless steel sink with a mixer tap over, a wall-mounted 'Baxi' boiler and an obscure uPVC double glazed window to the side elevation.

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

First Floor

The open first floor landing enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder, a double glazed roof light, a large uPVC double glazed window to the front elevation and a uPVC double glazed door providing access onto a balcony.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a pedestal wash hand basin and a WC. The en-suite benefits from vinyl flooring, tiled walls and an extractor fan.

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

Bedroom three is another double bedroom benefitting from carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double glazed window to the rear elevation.

Bedroom four (currently used as a home office) is a double bedroom and enjoys carpeted flooring and two double glazed roof lights.

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



Second Floor

Located on the second floor, the loft room is a spacious and versatile room benefiting from solid wood flooring, recessed ceiling spotlights, a number of hatches providing access to eaves storage, two uPVC double glazed windows to the side and rear elevations and eight double glazed roof lights to all elevations.

Gardens & Grounds

20 Knowbury Avenue is approached off the road onto a part block paved/part slate tile driveway providing off-road parking for several vehicles, beyond which is an attached, double length garage.

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

Additional Information

All mains services connected.

Freehold.

Council tax band 'H'.



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		
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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