



5 Cherwell Road
Penarth, CF64 3PE





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£850,000 Freehold

5 Bedrooms : 4 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to market this beautifully presented, extended five-bedroom detached family home situated in a quiet cul-de-sac in a highly desirable part of Penarth. In catchment for Evenlode and Stanwell Schools. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, sitting room, spectacular open plan living/kitchen/dining room with bi-folding doors, home office, utility room, cloakroom and a versatile store room. Two spacious double bedrooms with fitted wardrobes and en-suites located on the ground floor. First floor landing/seating area, a spectacular master bedroom with fitted wardrobes and en-suite, two further spacious double bedrooms and a family bathroom. Externally the property benefits from off road parking for several vehicles and beautifully landscaped front and rear gardens. EPC Rating: 'C'.

Directions

- Penarth Town Centre 0.8 miles
 - Cardiff City Centre 4.4 miles
 - M4 (J33) 10.5 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via a solid wooden door into a welcoming hallway which benefits from laminate flooring, a wall mounted alarm panel, a carpeted staircase leading to the first floor landing and a large under-stairs storage cupboard.

The bay fronted living room situated to the front of the property enjoys a central feature fire place, laminate wood effect flooring, two stain glass feature windows to the side elevation and a uPVC double glazed bay window to front elevation.

The spectacular open plan kitchen/living/dining room is the focal point of the home which benefits from bi-folding doors opening out into the rear garden and uPVC French doors leading out onto the patio.

The kitchen has been fitted with a range of base and wall units with composite granite work surfaces. Space and plumbing has been provided for free standing white goods. The kitchen further benefits from laminate wood effect flooring, recessed ceiling spotlights and a uPVC double glazed window to the side elevation.

The rear hallway enjoys continuation of tiled flooring, recessed ceiling spotlights and a glazed uPVC door providing access to the rear garden.

The home office enjoys carpeted flooring, recessed ceiling spotlights and a feature gable uPVC double glazed window to the rear elevation.

The cloakroom has been fitted with a 2-piece white suite comprising: a WC and a pedestal wash hand basin. The utility room has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for free standing white goods. The utility room further benefits from tiled flooring, recessed ceiling spotlights, a wall mounted chrome towel radiator and a uPVC double glazed window to side elevation.

The store room is a versatile space which enjoys composite double doors providing access onto the driveway, vinyl flooring, recessed ceiling spotlights and a central heating radiator.

Bedroom two is a generously sized double bedroom which enjoys carpeted flooring, a range of fitted mirror wardrobes and a uPVC bay window to the front elevation.

The en-suite shower room has been fitted with a 3-piece white suite comprising: a large glass shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC.

Bedroom five (currently being used as a reception room) located on the ground floor, enjoys carpeted flooring, fitted wardrobes with mirror doors, uPVC double glazed windows to the rear elevation with uPVC French doors providing access to the rear garden/patio.

The en-suite has been fitted with a 4-piece white suite comprising: a tiled panel bath with a thermostatic shower over, a pedestal wash hand basin and a WC.

FIRST FLOOR

The first-floor landing/seating area enjoys carpeted flooring, a recessed storage cupboard housing a 'Glow Worm' combi boiler (installed March 2020). The landing further benefits from recessed ceiling spotlights, a 'Velux' window and uPVC French doors opening onto a Juliette balcony.

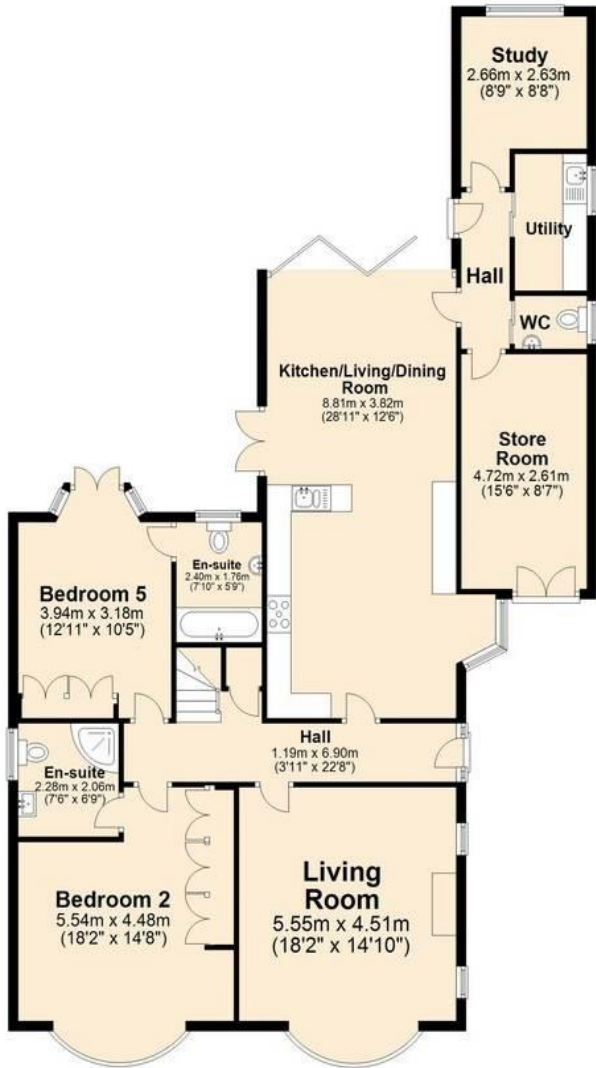
The spectacular master bedroom is a spacious double bedroom which enjoys carpeted flooring, a central feature uPVC double glazed gable window providing elevated views over the garden. The master bedroom further benefits from a range of fitted sliding wardrobes, recessed ceiling spotlights and a uPVC window to front elevation.

The en-suite has been fitted with a 3-piece white suite comprising: a large glass shower cubicle with a thermostatic shower over, a wash hand basin within vanity unit and a WC. The en-suite further benefits from tiled flooring, recessed ceiling spotlights and uPVC double glazed window to front elevation.



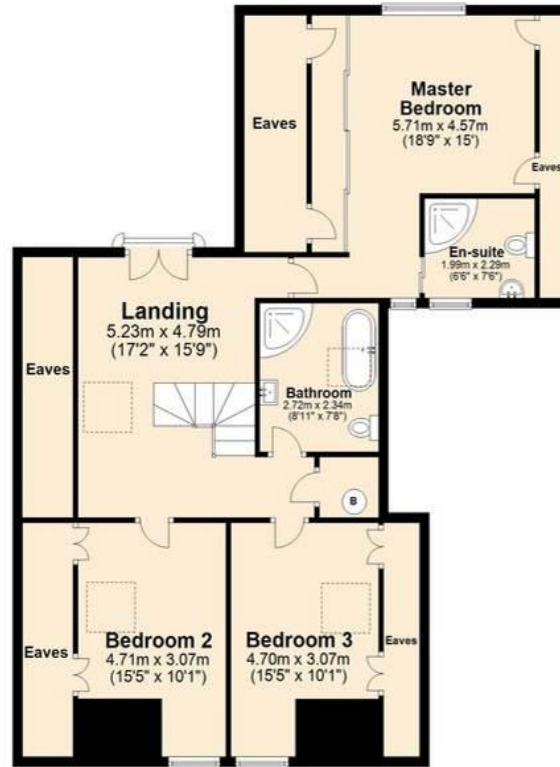
Ground Floor

Approx. 143.8 sq. metres (1547.9 sq. feet)



First Floor

Approx. 116.1 sq. metres (1249.7 sq. feet)



Total area: approx. 259.9 sq. metres (2797.7 sq. feet)

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

Bedroom three is a generously sized double bedroom which enjoys carpeted flooring a uPVC double glazed window to front elevation and a Velux window to the side elevation.

Bedroom four is another spacious double bedroom which enjoys carpeted flooring a uPVC double glazed window to front elevation and a Velux window to the side elevation.

The family bathroom has been fitted with a 4-piece white suite comprising: a large glass shower cubicle with a thermostatic shower over, a free standing bath with a hand held shower attachment, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from recessed ceiling spotlights and a 'Velux' window to the side elevation.

GARDENS & GROUNDS

5 Cherwell Road is approached off the road onto a large block paved driveway providing parking for several vehicles. The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. The beautifully landscaped rear garden is predominantly laid to lawn and enjoys a play area, a variety of mature shrubs, borders and fruit trees. Two large patio areas provide ample space for outdoor entertaining and dining.

SERVICES & TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		69	78
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		61	71
EU Directive 2002/91/EC			
England, Scotland & Wales			

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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