

2 Church Road



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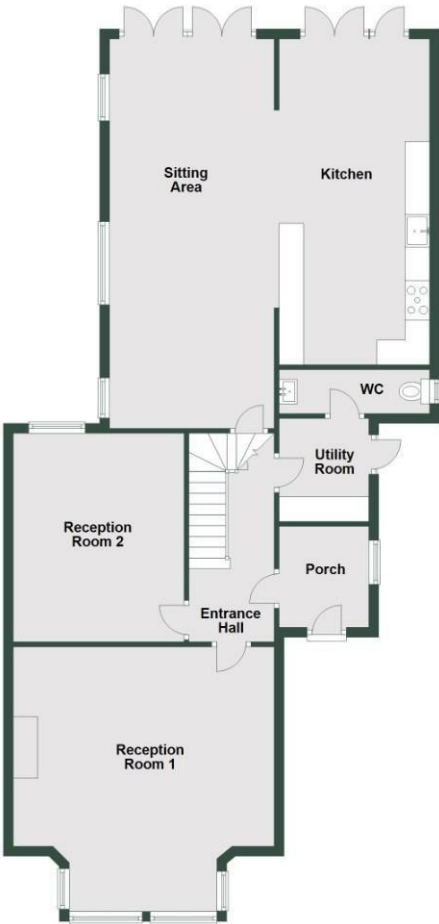
2 Church Road

Penarth CF64 1AE

£1,150,000

A stunning five bedroom late Victorian semi detached house, found in a tree lined road a short walk from the town centre and local amenities. Beautifully renovated and extended. Comprises spacious porch, hallway, two good size reception rooms, stunning kitchen/living/dining room with underfloor heating, stylish kitchen with quartz worktops, utility room and wc. To the first floor there is a principal bedroom with dressing room and en-suite (previously bedroom two), third bedroom and family bathroom, two further double bedrooms to the second floor. The property has good off road parking for three cars, a large private west facing rear garden. Immaculately presented throughout, gas central heating, double glazed windows. Freehold.

Ground Floor



First Floor



Second Floor



Total area: approx. 2357.5 sq. feet
2 Church Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

2 Church Road





Beautiful painted panelled front door to porch.

Porch

5'10" x 7'2"
Reproduction Victorian tiled floor, slimline electric radiator, neatly boxed in gas and electricity meters, area for cloaks and storage. Sash window to side white venetian blind. Glazed inner door to hallway.

Hallway

A lovely bright and light hallway. Wide board original pitched pine flooring, radiator, decorated in white, original cornice and ceiling rose, painted handrail and balustrade with storage beneath, shelved cloaks cupboard.

Reception Room 1

17'8" x 17'10" (into bay)
A lovely reception room. Broad bay uPVC double glazed window to front. Log burner effect gas fire, tiled hearth, original stripped wooden flooring, beautiful decoration, traditional white column radiators, original picture rail, cornice and ceiling rose.

Reception Room 2

13'11" x 11'5"
A cosy second reception room. uPVC double glazed window to rear. Painted floor boards, decorated in white, picture rail, cornice, ceiling rose, radiator.

Kitchen/Dining/Living

26'9" x 23'1"
A beautiful room which has been created by way of a side return extension with rubber flat roof and large glazed roof lantern. Six powder coated white aluminium double glazed bi-fold doors looking onto the garden, three double glazed windows to side. Stripped wide board pine flooring throughout, the dining area has space for table and chairs, informal seating area, space for additional TV. A shaker style fitted kitchen with factory finish solid wooden doors in sage green, pale quartz worktops, built-in china sink with lever mixer tap. Bosch five burner stainless steel hob, AEG extractor, split-level oven and grill (all in stainless finish), integrated fridge/freezer, large dishwasher, pull out bin store. Modern downlighting, beautifully finished and decorated throughout, underfloor heating.

Utility Room

7'11" x 6'2"
Part glazed door from hallway, panelled door to side garden. Space for washing machine, tumble dryer and freezer, three white eye level cupboards, access to Worcester combination boiler plus controls and valves for underfloor heating. Glazed panelled door to wc.

W.C.

Comprising contemporary circular wash basin with lever mixer tap and traditional furniture beneath, twin flush wc. Cupboard with shelf, attracted tiling, chrome fittings, tiled floor, lighting, underfloor heating. uPVC double glazed window to side with frosted glass.

First Floor Landing

A beautiful bright and light landing. Three double glazed timber sash windows to side with white venetian blinds. High quality carpet, original balustrading and handrail, two radiators, access to fuse box. Panelled doors to all first floor rooms.

Bedroom 1

17'7" x 13'2"
A large double bedroom. Three double glazed windows with white venetian blinds to front. Beautifully presented in pale colours, carpet, radiator, cornice. Glazed panelled door through to previously the second bedroom which is now been converted into an en-suite dressing room and en-suite.

Dressing Room/En-Suite (formerly bedroom 2)

10'11" x 13'11"
Beautifully presented. uPVC double glazed window to rear. The dressing area has been fitted with extensive storage, full height rails, half rails and drawers, overhead lighting, built-in dresser, carpet. The shower area has a large shower enclosure with rainfall shower and sliding shower attachment, matching chrome accessories, large wash hand basin with chrome bottle trap, lever mixer tap, mirror, shaver point, quality laminate limestone tile effect flooring, modern lighting.

Bedroom 2

11'4" x 12'4"
A double bedroom. Double glazed window to side with white venetian blind and full height uPVC double glazed door looking out to rear garden. Decorated in contemporary colours, carpet, column radiator, semi vaulted ceiling.

Family Bathroom

12'5" x 8'0"
A fantastic size which could potentially could be converted into a shower room and family bathroom. Two double glazed windows to side with privacy glazing. Comprising large shower enclosure with toughened glass screen, rainfall shower with sliding shower attachment, matching chrome accessories, contemporary bath with centrally mounted taps and shower attachment, wall hung wash hand basin with concealed plumbing, lever mixer tap, twin flush wc. Beautifully tiled floor and walls, down lighters, radiator.

Second Floor Landing

Decorations from first floor, carpet, original handrail and balustrade. Window to side roof slope. White panelled doors to bedrooms three and four.

Bedroom 3

11'11" x 13'1"
uPVC double glazed sash window of front with glimpses of the Channel, Somerset coast line, Flat Holme and Steep Holme. Decorated in contemporary colours, modern wash basin with lever mixer tap, large built-in cupboard, column radiator.



Bedroom 4
14'1" x 9'2"
A fourth double bedroom. uPVC double glazed window to rear. Contemporary wash hand basin with lever mixer tap, decorated in contemporary pale colours, carpet, column radiator, large built-in wardrobes.

Front Garden
Landscaped front garden, parking for three cars, timber gate to side and rear garden.

Rear Garden
A large private west facing rear garden, potential for pedestrian lane access, landscaped with large stone patio, generous summer house/home office/art studio, side access, water tap, power sockets, area for recycling.

Summer House
A lovely space which is ideal as a hobbies or work space, power supply and light.

Council Tax
Band H £4,248.02 p.a. (25/26)

Post Code
CF64 1AE

