



Cedar Way

£440,000

- LIVING ROOM, DINING ROOM AND HOME OFFICE
- DOWNSTAIRS SHOWER ROOM, CLOAKROOM AND UTILITY ROOM
- 5 BEDROOMS
- COUNCIL TAX BAND- E
- LARGE KITCHEN/DINING/FAMILY ROOM
- GARAGE, GARDENS & OFF ROAD PARKING



 5  2  2



About the property

A super family home with 5 bedrooms and 3 separate reception rooms as well as a super large kitchen / dining / family room. The property is situated on a large corner plot with a garage to the rear, solar panels to the roof & exterior cladding are super green features* and is a stones throw from Stanwell School grounds. The property is in good condition throughout and warrants further investigation.

Penarth Town Centre is a short drive away with it's bustling shopping areas which include popular nationals and many boutique & artisan outlets.



Accommodation

Entrance Hall A welcoming entrance hall with doors off to the study, living room and dining room as well as having the staircase to the first floor landing.

Living Room 18' x 10' 6" (5.49m x 3.20m)

A large bright dual aspect room with attractive wood block flooring centre piece fire place including a coal effect gas fire and wooden surround. Picture windows front and rear allow ample natural light through the day.

Study 10' 6" x 9' 2" (3.20m x 2.79m)

A front aspect room with built in storage. Ideal as a home office or occasional room.

Dining Room 10' 1" x 12' 6" (3.07m x 3.81m)

A lovely, adaptable room with ample natural light and access to the cloakroom as well as doorway through to the kitchen.

Cloakroom

With WC and wash hand basin, window to rear.

Kitchen / Family Room 28' x 11' 4" (8.53m x 3.45m)

A super large room designed to be the hub of the home. There is a well equipped, modern kitchen with built in fridge & freezer, double oven and hob as well as having a peninsular workspace with built in sink unit and mixer tap and built in dish washer. The floor is ceramic tiled and leads through to a large dining / family room with ample room to be both! A doorway leads through to the utility room and downstairs shower room.

Utility Room & Shower Room

A very useful space with plumbing for utilities and further storage. The shower room has WC, hand basin and a walk in shower cubicle.

Landing

Head on up to the first floor where you will find the split level landing with doors leading off to all 5 bedrooms and the family bathroom.

Bedroom 1 11' 10" x 11' 4" (3.61m x 3.45m)

A large double bedroom to the rear elevation overlooking the garden.

Bedroom 2 11' 4" x 10' 6" (3.45m x 3.20m)

A front aspect double room.

Bedroom 3 11' 4" x 8' 8" (3.45m x 2.64m)

A front aspect double bedroom with built in closet.

Bedroom 4 7' x 11' 4" (2.13m x 3.45m)

A front aspect room that will take a double bed.

Bedroom 5 8' 2" x 10' 9" Into closet (2.49m x 3.28m Into closet) A rear aspect room measured into the closet at the rear.

Bathroom A generously proportioned 3 piece suite with stylish tiling, concealed cistern WC and basin as well as a panel enclosed bath with rain forest shower over. Window to rear.

Outside To the front is an enclosed parking area for 2/3 vehicles. There is side access to the rear garden and the garage is accessed to the rear of the plot. The rear garden being set on a corner plot is of generous size and has been well planned by the current owners. There are lawned areas and well stocked flower bed borders as well as vegetable plots, mature fruit trees and seating areas as well as access to the secure metal storage shed with a decked base and space for bin storage etc & an outdoor tap. A lovely garden in a quiet location.

Garage A detached garage with double glazed window, power and lighting to the rear of the property with workshop space and courtesy door to the rear garden approached via a gated driveway with further parking space.

* N.B.

* The property benefits from the addition of 10 Sanyo solar panels added in 2014 by Knox & Wells which have been upgraded in 2022 by the installation of a new hybrid inverter and a 2.4 K battery. The supply of a 2nd 2.4 K battery should increase the supply of household electricity to 90%.

10 CM of exterior insulation was installed in 2017 by Warmer Homes and the new roof was erected during 2021.

All of this goes toward making the property very efficient and leads to a B rated EPC.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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