



## Rhodfa'r Morwydd, £415,000

- ENTRANCE LOBBY
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM & CLOAKROOM
- MAIN BEDROOM WITH EN-SUITE
- INTEGRAL GARAGE
- LOVELY CONDITION THROUGHOUT
- Council tax band D
- EPC Rating: B



 3  2  2



## About the property

A lovely detached family home situated on this popular development on the outskirts of Penarth. The property is presented in super condition throughout and thoroughly warrants further investigation. The location is semi-rural whilst being within easy striking distance of the local schools, Penarth centre and the coast with its walks and stunning vistas.

The property was built around 6 years ago and therefore still benefits from the existing N.H.B.C. certificate as well as having had upgrades including the Amtico flooring to the ground floor. Arrange your viewing via the sellers sole agent, Peter Alan. Call on 02920 703799.



## Accommodation

### Entrance Lobby

A composite front door leads to the entrance lobby with further door leading to the living room.

### Living Room

16' 10" into the bay x 13' 6" ( 5.13m into the bay x 4.11m )  
A well presented room with Amtico flooring that offers ample space for a suite and occasional furniture. There is a half bay window to the front, a staircase to the first floor and a doorway to the kitchen/dining room.

### Kitchen/dining Room

17' 3" x 8' 2" ( 5.26m x 2.49m )  
A super room with a stylish fitted kitchen and a dining area with continuation of the flooring from the living room and ample space for a dining table and chairs in to a rear bay with double doors opening to the rear garden.  
The kitchen benefits from a range of eye and base level units and complimentary work surfaces with built in appliances including a dish washer, double oven and 6 ring hob with extractor fan over as well as an integrated fridge freezer. there is an integrated sink unit overlooking the rear garden via rear window.

### Utility Room

A handy room again with continuation of the Amtico flooring, further storage cupboards and work surface, a concealed gas fired boiler serving the domestic hot water and central heating and plumbing under counter for a washing machine and tumble dryer. Door to rear garden.

### Cloakroom

Off of the utility room with WC and pedestal wash hand basin.

### Landing

With doors to bedrooms and family bathroom, access to loft space.

### Bedroom 1

12' x 9' 1" ( 3.66m x 2.77m )

A lovely front aspect room with access to a dressing area and wardrobes to one side as well as access to the en-suite shower room.

### En-Suite Shower Room

With a large shower area and electric shower unit, WC and a pedestal wash hand basin, Heated towel rail extractor fan and part tiled walls. Window to the rear

### Bedroom 2

11' 1" x 10' 1" ( 3.38m x 3.07m )

A bright front aspect double bedroom with a built in wardrobe.

### Bedroom 3

10' 10" x 6' 9" ( 3.30m x 2.06m )

A good size 3rd bedroom with a window to the rear.

### Family Bathroom

A stylish suite with panel enclosed bath, pedestal wash hand basin and WC. Part tiled walls white, heated towel rail, window to rear.

### Garage

16' 11" x 8' 8" ( 5.16m x 2.64m )

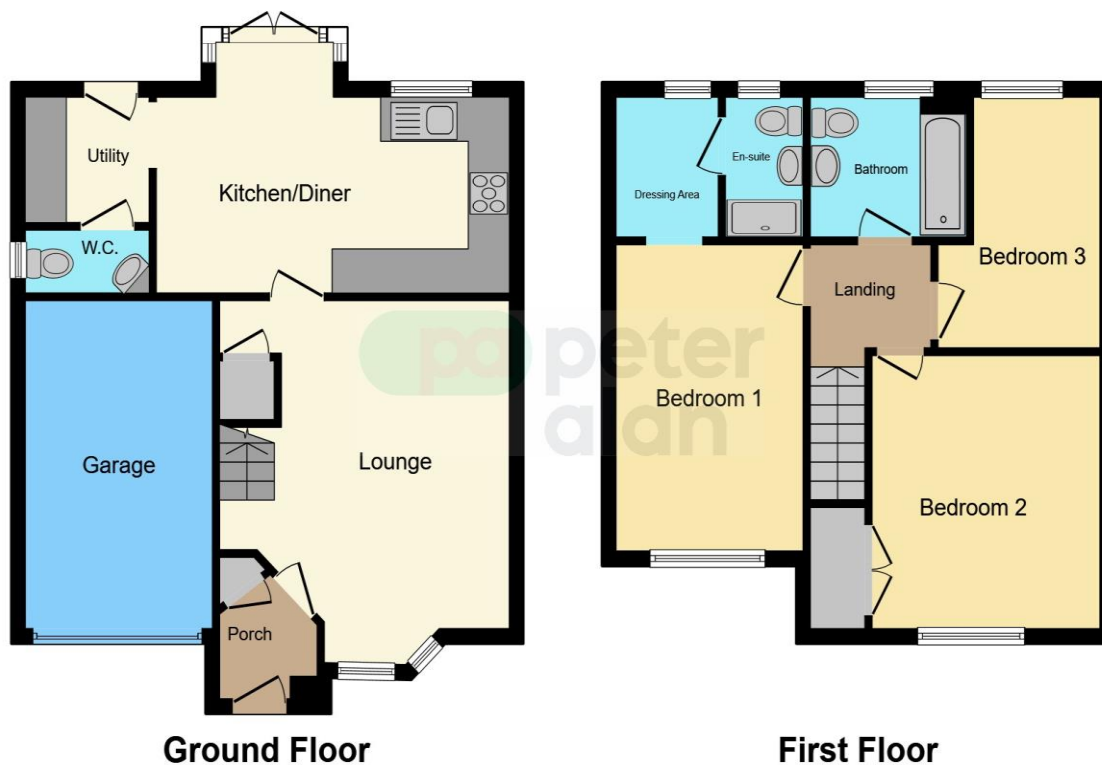
A single integral garage with power and lighting.

### Outside

The property is approached via a large private driveway leading to the garage with a courtesy light, a lawned area and side access to the rear garden.

To the rear is a lovely sunny garden with a 3/4 width patio leading on to a lawned garden surrounded by feather edge fencing. Outside water tap, power point and courtesy lighting.

## Floorplan



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