



## St. Annes Avenue, £600,000

- Council Tax - Band G
- Three-Bedrooms
- Dormer Bungalow
- Ideally Located
- Views Over Rec
- Garage
- Off Road Parking
- Ground Floor Bedroom
- EPC Rating: Awaiting



 3  2  2



## About the property

St. Annes Avenue is a quiet, no-through road located near to Penarth town centre and backing on to the recreational grounds opposite Penarth RFC. An ideal location for those who want to enjoy the shops, bars, restaurants and range of amenities in Penarth town centre and the Esplanade.

This well presented and maintained three-bedroom dormer bungalow benefits from a driveway to the front with access to the garage and main house. Entered in to a spacious hallway which provides access to a ground floor double bedroom, modern re-fitted shower room, kitchen, and living space to the rear. Off the kitchen you'll find a nearly 18 ft long utility area. To the rear the property benefits from a large living and dining arrangement, with patio doors providing pleasant views over the rear garden. Off the living area is another generous reception which would be ideal for a hobby/music room or office space. To the first floor are two generous bedrooms, the master bedroom with en-suite bathroom. The rear garden is private, flat and enclosed with lawn and patio areas and access to the front.



## Accommodation

### Entrance Hall

### Ground Floor Bedroom

10' 2" x 9' 10" ( 3.10m x 3.00m )

### Shower Room

6' 7" x 5' 5" ( 2.01m x 1.65m )

### Kitchen

12' 2" x 8' 4" ( 3.71m x 2.54m )

### Utility

18' 2" x 5' 11" ( 5.54m x 1.80m )

### Lounge/Diner

25' 5" x 12' 3" widest ( 7.75m x 3.73m widest )

### Office

11' 10" x 9' 10" ( 3.61m x 3.00m )

### Bedroom One

15' 10" x 9' 7" ( 4.83m x 2.92m )

### En-Suite

9' x 9' 6" ( 2.74m x 2.90m )

### Bedroom Two

12' x 8' 8" ( 3.66m x 2.64m )

### Garage

## Floorplan



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