

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**Robinswood Crescent, Penarth**

**£900,000**

 **pa** black

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penarth@peteralan.co.uk







## About the property

Robinswood Crescent is a quiet, sought-after road, ideally located to provide access to all the shops, bars, restaurants and cafes of Penarth Town Centre. The area is particularly popular with families, due to the abundance of excellent schools and Robinswood Crescent is ideally placed for the school run and commute. For those who enjoy the outdoors, Penarth Pier Pavillion is located less than a mile from the property and there are a number of excellent parks and outdoor areas in the surrounding area.

The property is entered from the porch in to a spacious hallway, providing access to a downstairs cloakroom and WC, reception rooms to the front and rear and the dining room. The rear reception room leads on to a large conservatory, which benefits from pleasant views over the garden. The property benefits from a spacious, modern kitchen, refitted by the current owners in 2021, the kitchen includes integrated appliances including fridge/freezer, triple oven, dish washer and is finished with quartz tops over the counter. Additionally the ground floor benefits from a wet room, utility area and access to the integral garage.

To the first floor, the property benefits from five generously proportioned bedrooms, with the master having an additional dressing room and en-suite. Second bedroom with en-suite and the family bathroom.

To the exterior, the property is sat on a

## Accommodation

### Entrance Hall

12' 5" x 11' 10" ( 3.78m x 3.61m )

### Lounge

14' 2" x 12' 1" ( 4.32m x 3.68m )

### Cloakroom & WC

7' 9" x 5' 4" ( 2.36m x 1.63m )

### Sitting Room

16' 5" x 12' 1" ( 5.00m x 3.68m )

### Conservatory

19' x 15' 8" ( 5.79m x 4.78m )

### Dining Room

16' 7" x 8' 10" ( 5.05m x 2.69m )

### Kitchen

17' 2" x 14' 6" ( 5.23m x 4.42m )

### Wet Room

9' 9" x 5' 4" ( 2.97m x 1.63m )

### Utility Room

14' 2" x 6' 1" ( 4.32m x 1.85m )

### Garage

16' 11" x 8' 4" ( 5.16m x 2.54m )

### Bedroom One

15' 8" x 14' 7" ( 4.78m x 4.45m )

### Dressing Room

9' 6" x 7' 1" ( 2.90m x 2.16m )

### En Suite

14' 6" x 9' 5" ( 4.42m x 2.87m )

### Bedroom Two

14' 9" x 8' 11" ( 4.50m x 2.72m )

### En Suite

8' 7" x 2' 10" ( 2.62m x 0.86m )





**Bedroom Three**

14' 2" x 10' 10" ( 4.32m x 3.30m )

**Bedroom Four**

12' 1" x 9' 8" ( 3.68m x 2.95m )

**Bedroom Five**

9' 1" x 8' 4" ( 2.77m x 2.54m )

**Bathroom**

8' 9" x 6' 3" ( 2.67m x 1.91m )

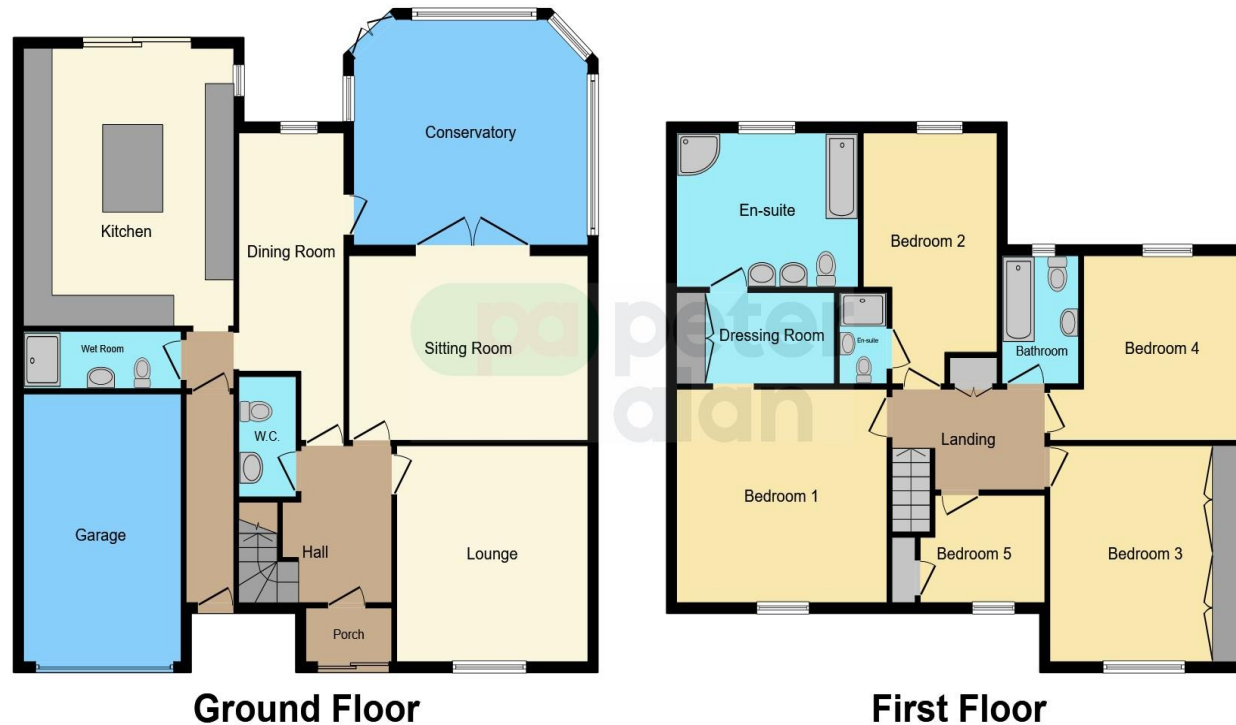












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.