



 4  2  2
Cwrt St. Cyres, Penarth
£775,000

 **peter
alan**

02920 703799
penarth@peteralan.co.uk



About the property

This deceptively spacious detached property offers flexible and generous accommodation for a growing family. Situated at the end of a private road in a quiet cul-de-sac of only four houses. The ground floor accommodation briefly comprises of an entrance hallway with gallery landing, wc, large triple aspect living room, dining room, breakfast room, kitchen and utility room. Upstairs offers four double bedrooms, en-suite bathroom to the master and a family bathroom. Furthermore, it offers a double garage and off road parking to the front and a well maintained and enclosed rear garden making it an ideal family home.

Cwrt St Cyres is very convenient for the local schools, both private and state schools at all levels including Stanwell, St. Cyres, Evenlode, Ysgol Y Deri, Ysgol Gymraeg Pen--Y-Garth and St. Josephs R.C primary school. The property is also just a short drive away from the railway stations and the town centre. Penarth itself offers a full range of amenities including a varied shopping centre, a renowned seafront esplanade and pier, beautiful parks, and some wonderful bars and restaurants for dining. Cardiff International Airport is approximately 30 minutes away and Cardiff Bay is close to hand. There are excellent road links leading to Cardiff city centre as well as the M4 motorway.

Accommodation

Entrance Hall

Carpet, radiator, stairs to first floor.

Cloakroom

Window to front, WC, sink, radiator, tiled floor and part tiled walls.

Lounge

21' 2" x 14' 4" (6.45m x 4.37m)
Double doors to rear garden, window to front and side, carpet, radiator, gas fire & surround.

Dining Room

11' 7" x 14' 5" (3.53m x 4.39m)
two windows to front, carpet, radiator.

Reception Room 3

10' 3" x 13' 6" (3.12m x 4.11m)
window to rear, double doors to garden, radiator, tiled floor.

Kitchen

12' 1" x 11' 2" (3.68m x 3.40m)
Two windows to side, wall and base units, double oven hob and extractor, sink and drainer, radiator, integrated dishwasher, space for fridge. Tiled floor and part tiled walls. Potential to knock through into the dining room to make a kitchen/diner.

Utility Room

8' 5" x 7' 9" (2.57m x 2.36m)
door to side, window to rear, sink and drainer, space for washing machine, tumble drier and freezer.





Landing

Galleried Landing with carpets, radiator, doors to bedroom and bathroom, attic hatch.

Bedroom 1

14' 2" Max x 14' 9" Max (4.32m Max x 4.50m Max)
Two window to front, carpet, radiator, built in wardrobes.

En-Suite

Window to front, bath, shower, WC, sink, tiled floor and walls, radiator.

Bedroom 2

10' 2" x 11' 5" (3.10m x 3.48m)
Two windows to front, carpet, radiator,

Bedroom 3

10' 2" x 11' 5" (3.10m x 3.48m)
Two windows to rear, carpet, radiator, built in wardrobes.

Bedroom 4

9' 7" x 8' 5" (2.92m x 2.57m)
window to rear, carpet, radiator,



Bathroom

Window to rear, bath, shower, WC, sink, tiled floor and walls, radiator.

Double Garage

A substantial detached double garage with power and light. Attic space for further storage.

Front Garden

The front garden offers off road parking for multiple cars, access to detached double garage, and side access to rear garden.

Rear Garden

Fully enclosed west facing private rear garden offering multiple seating areas - attractive circular patio and corner patio with pergola, lawned with attractively shaped well planted borders, enclosed side garden, gated access to off road parking area and gated access from rear garden to the front garden.







02920 703799

penarth@peteralan.co.uk

Important Information

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

