



**Windsor Road, Penarth, CF64 1JN**

## Welcome to

### Windsor Road, Penarth

A deceptively spacious four storey home conveniently situated a short walk from the local railway station as well as to Penarth centre. The property requires re-furbishment throughout but offers four double beds, three receptions, a bathroom and a cloakroom/WC a southerly facing garden and NO CHAIN

#### Auctioneer's Comments

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#### Ground Floor Entrance Hall

Entered by a timber door into an entrance hall with double glazed window rear, doors to the two principal reception rooms, stairs with spindles and balustrade to the lower ground floor and first floors.

#### Lounge

13' 11" into bay x 12' 4" max ( 4.24m into bay x 3.76m max)

Double glazed bay window to front, gas fire, coved ceiling and radiator.

#### Sitting Room

11' 8" x 10' 10" max ( 3.56m x 3.30m max )  
Double glazed window to rear and radiator.

#### Lower Ground Floor

##### Lower Hallway

Split level stairs give access to a UTILITY ROOM whilst the main lower ground floor hallway has a part double glazed door leading to the rear garden and doors to the kitchen/dining room and bathroom, loft hatch, two radiators.

#### Utility Room

9' x 4' 5" ( 2.74m x 1.35m )  
Space for washing machine and dryer

#### Kitchen/Dining room

11' 8" x 10' 7" ( 3.56m x 3.23m )  
Double glazed window to rear, wall mounted 'Worcester' combi boiler, floor and wall mounted kitchen units with work-surfaces over, single bowl and drainer sink unit with mixer tap over, tiled splash-backs, radiator, space for dishwasher, fridge-freezer and gas cooker, opening to dining area.

#### Dining Area

11' 8" x 9' 10" ( 3.56m x 3.00m )  
Built-in kitchen units and radiator.

#### Bathroom

8' 5" x 8' 1" ( 2.57m x 2.46m )  
An extension to the original property which could provide alternative use but at present consists of a double glazed window to rear, WC, pedestal wash hand basin, disabled spa-style bath with hoist, tiled splash backs and radiator.

#### First Floor Landing

Double glazed window to rear, access to the cloakroom/WC and two double bedrooms, stairs to second floor

#### Bedroom 1

17' 2" max x 11' 1" ( 5.23m max x 3.38m )  
Two double glazed windows to front and radiator.

#### Bedroom 2

11' 8" x 11' max ( 3.56m x 3.35m max )  
Double glazed window to rear and radiator

#### Cloakroom/Wc

Saniflow WC and wall mounted wash hand basin with mixer tap over,

#### Second Floor Landing

Double glazed window to rear and doors to two further bedrooms.

#### Bedroom 3

15' 3" x 9' 1" ( 4.65m x 2.77m )  
Double glazed roof lights to rear and radiator.

#### Bedroom 4

10' 10" max x 6' 10" ( 3.30m max x 2.08m )  
Remote controlled double glazed roof lights to rear and radiator.

#### Outside Front Garden

Forecourt with low level brick boundary wall and pathway to main entrance.

#### Rear Garden

South westerly facing rear garden laid to lawn, patio slab and concrete, outside tap, timber gate to a rear lane where there is access to the garage.

#### Garage

Up and over door, power and light, double glazed window to rear.



Total floor area 149.4 m<sup>2</sup> (1,608 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## Welcome to

### Windsor Road, Penarth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A substantial home set over four floors being offered with NO CHAIN
- The property is priced to reflect the required refurbishment.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

**£250,000**



#### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the second exit onto Windsor Road. Proceed through the town and at the mini roundabout take the first exit to continue along Windsor Road. Pass under the railway bridge and continue for approximately 100m and the property can be found on the left hand side marked by our For Sale board.

**view this property online** [allenandharris.co.uk/Property/PNR106638](http://allenandharris.co.uk/Property/PNR106638)



Property Ref:

PNR106638 - 0003

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