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Redlands Road, Penarth  
offers over £475,000

 peter  
alan

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## About the property

A very well presented, characterful three double bedroom semi-detached house in a popular location within Penarth. Located close to a number of schools including Fairfield, Pen-y-Garth, St Cyres and St Josephs, the property has been improved and maintained to a high standard over the years.

Briefly comprising of an entrance porch, entrance hall, two reception rooms, kitchen and cloakroom downstairs. Upstairs offers three double bedrooms and a family bathroom. It further benefits from a driveway for multiple vehicles and an enclosed rear garden.

Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway and accessed by local public transport allowing for easy commuting and making it an ideal family home.

## Accommodation

### Entrance Porch

Enter via UPVC front door, tiled floor, internal door to entrance hall.

### Entrance Hall

Carpet, doors to dining room, lounge, kitchen and cloakroom. Stairs to first floor.

### Lounge

13' 9" x 11' 9" ( 4.19m x 3.58m )  
Doors to rear garden, carpet, radiator, fireplace.

### Dining Room

12' 9" x 11' 10" ( 3.89m x 3.61m )  
Bay window to front, carpet, radiator, fireplace.

### Kitchen

9' 10" x 9' 5" ( 3.00m x 2.87m )  
Door to rear garden and window to rear, wall and base units, sink and drainer, integrated oven microwave hob and extractor, space for fridge, freezer and washing machine. Tiled floor and tiled splashback.

### Cloakroom

Window to side, wc, sink, tiled floor.

### Landing

Carpet, doors to bedrooms and family bathroom.

### Bedroom One

11' 10" x 11' ( 3.61m x 3.35m )  
Window to front, carpet, radiator.





### **Bedroom Two**

13' 9" x 11' 9" ( 4.19m x 3.58m )  
Window to rear, carpet, radiator.

### **Bedroom Three**

11' 6" x 9' 6" ( 3.51m x 2.90m )  
Window to rear, carpet, radiator.

### **Wc**

Window to side, wc, part tiled walls.

### **Bathroom**

Window to front, bath, shower cubicle, sink, heated towel rail, tiled walls.

### **Outside**

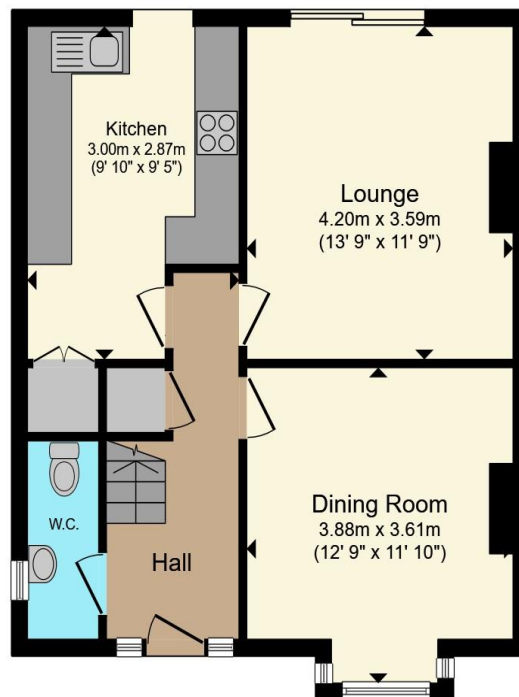
To the front there is a driveway for multiple vehicles and lawned area. To the rear, an enclosed garden laid to lawn with a patio.



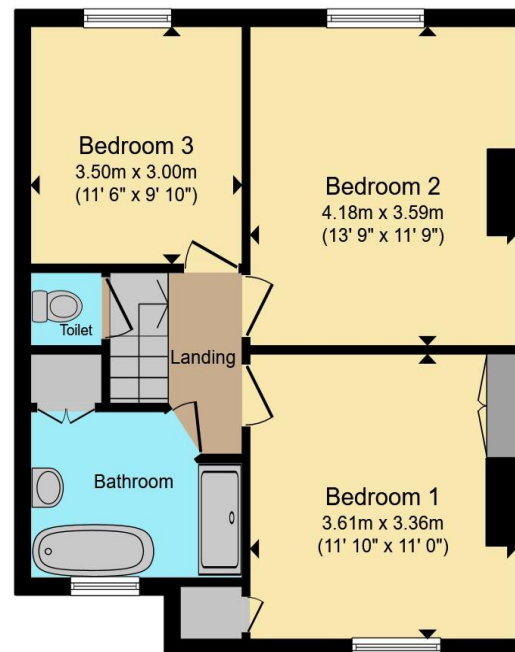


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**Ground Floor**



**First Floor**

Total floor area 100.9 m<sup>2</sup> (1,086 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)



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