



60 Arlington Road, Penarth CF64 5TQ £310,000 Freehold

2 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

Situated in the charming area of Sully, Penarth, this delightful semi-detached house on Arlington Road offers a perfect blend of comfort and convenience. With two reception rooms, two spacious bedrooms one of which was two separate bedrooms enabling three bedrooms overall, and a well-appointed bathroom, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by an inviting entrance porch that leads into a bright hallway. The dining room provides a lovely space for family meals, while the modern fitted kitchen/breakfast area, complete with integrated appliances, is perfect for culinary enthusiasts. The highlight of the ground floor is the expansive living room, which has been thoughtfully extended to feature a vaulted ceiling adorned with Velux windows, flooding the space with natural light. French doors open out to the rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a convenient cloakroom.

On the first floor, you will find two generously sized double bedrooms, both equipped with built-in wardrobes, ensuring ample storage. The family bathroom is well-designed, catering to all your needs. Additionally, there is potential for further development with stairs leading to the attic space.

The rear garden is a true gem, offering a beautifully enclosed area with tiered lawns and a sandstone paved patio, perfect for entertaining or enjoying a quiet afternoon. The front of the property boasts a well-maintained garden and a driveway that accommodates parking for two vehicles, providing ease and accessibility.

This home benefits from UPVC double glazing and gas central heating, ensuring comfort throughout the year. Its prime location means you are within walking distance to local amenities, including newsagents and a doctor's surgery, with a regular bus service to Cardiff just a few minutes away.



FRONT

Driveway with parking for multiple vehicles. Laid to lawn. Block paved steps rising to a composite front door. Side access to rear garden.

Entrance Porch

2'10 x 3'11 (0.86m x 1.19m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Composite front door with obscured glass insert. Access to storage. Wood framed glazed door leading through to the entrance hallway.

Entrance Hallway

3'08 x 5'06 (1.12m x 1.68m)

Textured ceiling, smoothly plastered walls - part stone tiled. Laminate flooring. Wood framed glazed doors leading to the entrance porch and dining room. Fitted carpet staircase rising to the first floor.

Dining Room

10'03 x 14'01 (3.12m x 4.29m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood framed glazed doors leading to the entrance hallway and kitchen. Access to under stairs storage.

Kitchen / Breakfast

10'06 x 13'07 (3.20m x 4.14m)

Textured ceiling, smoothly plastered walls, porcelain tiled splashback's. Porcelain tiled flooring. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob, stainless steel cooker hood, integrated oven, integrated dishwasher. Space for washing machine. space for fridge freezer, Stainless steel 1 1/2 bowl sink. Through opening to living room. Wood framed glazed door leading to the dining room.

Living Room

11'09 x 16'09 (3.58m x 5.11m)

Textured vaulted ceiling with inset lights and Velux windows, smoothly plastered walls - part papered. Wood laminate flooring. UPVC double glazed window and UPVC double glazed French doors leading to the rear garden. Through opening to the kitchen breakfast. Wood panelled door leading to a W.C. cloakroom.

W.C Cloakroom

3'01 x 6'00 (0.94m x 1.83m)

Textured ceiling, smoothly plastered walls. Porcelain tiled splashbacks. Vinyl flooring. Wall mounted vertical radiator. UPVC double glazed window with obscured glass to the front elevation. Close coupled toilet, wash hand basin. Wood panelled door leading to the living room.

FIRST FLOOR

First Floor Landing

5'11 x 12'03 (1.80m x 3.73m)

Smoothly plastered ceiling, plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Fitted carpet staircase rising to the attic space. Wood panelled doors to bedroom one and two. A further wood panelled door leading to the family bathroom. Access to storage cupboard.

Bedroom One

8'07 x 10'11 (2.62m x 3.33m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to built-in wardrobes. Wood panelled door leading to the first floor landing.

Bedroom Two

6'09 x 13'07 (2.06m x 4.14m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Vertical radiator. UPVC double glazed windows to the rear elevation. Built in wardrobes. Wood panelled door to the first floor landing. (Previously two separate bedrooms.)

Family Bathroom

6'01 x 7'04 (1.85m x 2.24m)

Smoothly plastered ceiling, ceramic tiled walls. Laminate flooring. Wall mounted towel rail. Vanity wash hand basin, bath. Vanity toilet. Corner shower with thermostatically controlled shower overhead. Wood panelled door leading to the first floor landing.

SECOND FLOOR

Attic Space

12'03 x 13'06 (3.73m x 4.11m)

Papered ceiling with Velux window. Papered walls. Carpeted flooring. Cupboard housing a wall mounted combination boiler. Fitted carpet staircase descending to the first floor.

REAR

Enclosed rear garden with tiered laid to lawn areas. Tiered sandstone paved patio areas. Planted established shrubbery. Feather edged fencing surrounding. Side access to front. UPVC double glazed French doors leading to the living room.

COUNCIL TAX

Council tax band E

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

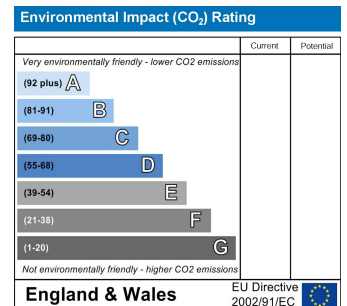
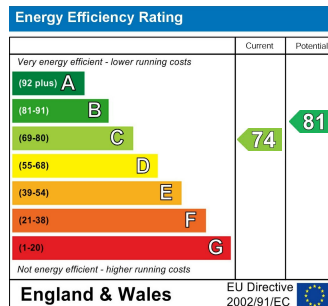
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PROCEEDS OF CRIME ACT 2002

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TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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