



23 Knowbury Avenue

Penarth, CF64 5RX

Offers In The Region Of £865,000

HARRIS & BIRT



A very special, three bedroom, detached property in a popular location in Penarth near the Cliff Walk and Railway Path with panoramic sea views. The ground floor accommodation is spacious and comprises of large kitchen/diner, large lounge and spacious sun room and downstairs WC. Upstairs you will find a large master bedroom with doors onto a balcony, and an en suite shower room, two further double bedrooms and a family bathroom. The third floor has three further attic rooms which provide excellent storage.

Ample driveway parking and garage and extensive mature and well maintained south facing gardens. Viewing is a must in order to appreciate all that this property has to offer. The property is being sold with no onward chain and has exceptional potential for further extensions.

The location is fantastic and is just within 1.5 miles of Penarth town centre and all it's local amenities. The property sits close by to Cosmeston Lakes, great for dog walking and benefits from parks and open countryside, as well as within walking distance to Glamorganshire Golf Club and the local shop. There is a mainline train station at Penarth is close by and Cardiff City Centre is just a 3.5 mile drive.



## Accommodation

### Ground Floor

#### Hallway 14'4" x 7'8" (4.37m x 2.34m)

UPVC double glazed door and window to front elevation. Wooden effect flooring. Papered walls and coved and skimmed ceilings. Wooden and glazed door to understairs cupboard which also has electric power point. Radiator. Glazed door to downstairs WC.

#### Lounge 11'3" x 17'6" (3.43mx 5.33m)

UPVC double glazed window to rear elevation. UPVC double glazed window to Sun Room. Carpeted flooring. Electric fire and surround. Radiator. Papered walls. Coved and skimmed ceiling. Pendant lighting.

#### Kitchen/Dining Room 10'10" x 11'1" x 10'5" (3.30mx 3.38mx 3.18m)

Excellent sized kitchen/dining room with a range of wall and base units set under and over wood effect worksurface tops. Features include Bosch gas hob, an electric oven, then space for a slimline dishwasher, washing machine and tumble dryer. Ample storage cupboards. Sink and drainer with hot and cold mixer tap. Wooden effect flooring throughout. Half tiled walls in kitchen. UPVC double glazed windows to both side and front elevations. Papered walls and papered ceiling to dining area and skimmed ceiling to kitchen with spotlights. Radiator.

Kitchen cupboard houses the meter and has space for a fridge/freezer and is accessed by leaded glazed wooden door.

#### Conservatory/Sun Room 17'2" x 9'8" (5.23mx 2.95m)

Large sun room with fully tiled flooring accessed from lounge. UPVC double glazed windows. Three UPVC doors out to different areas of the garden. Tongue and groove effect and glazed roof with ample blinds.

#### WC 6'4" x 5'7" (1.93mx 1.70m)

Wood effect flooring. Low level wc in white. wall hung basin in white. Half the walls are tiled and half are papered and papered ceiling. Alarm control box. UPVC double glazed window to front elevation.

### First Floor

#### Landing 16'0" x 6'10" (4.88m x 2.08m)

Carpeted flooring. UPVC double glazed window overlooking the front elevation and driveway. Airing cupboard with combination boiler.

#### Master Bedroom 11'0" x 17'4" (3.35mx 5.28m)

Carpeted flooring. UPVC double glazed window to side elevation and fabulous views over the coast. UPVC double glazed sliding doors out on the balcony to front elevation. Fitted wardrobes and fitted chest of drawers and seating. Radiator. Papered walls and textured ceiling. Pendant lighting.

#### En-Suite Shower Room 11'3" x 5'2" (3.43mx 1.57m)

Laminate effect flooring. Wall hung wash hand basin. Low level WC. Radiator. UPVC double glazed window to side elevation.

#### Bedroom Two 11'0" x 9'10" (3.35m x 3.00m)

Carpeted flooring. Papered walls and ceilings. Pendant lighting. Radiator. UPVC double glazed window to rear elevation.

#### Bedroom Three 9'0" x 7'8" (2.74mx 2.34m)

Carpeted flooring. UPVC double glazed window to rear elevation. Fitted wardrobes and chest of drawers. Papered walls and ceiling. Pendant lighting.

#### Bathroom 7'2" x 8'9" (2.18mx 2.67m)

Tiled flooring. Tiled walls. Wall hung wash hand basin in white. Low level WC in white. Bathroom wall panels behind shower. Towel Radiator. Electric heater. UPVC double glazed window to side and rear elevation. Electric heater. Skimmed ceilings.

#### Landing Floor Two 13'5" x 5'11" (4.09mx 1.80m)

Carpeted flooring. Radiator. Wooden Velux window to front elevation. Storage space in the eaves. Spotlight ceiling. Skimmed walls and skimmed ceiling.

#### Attic Room One 8'3" x 8'3" (2.51mx 2.51m)

UPVC double glazed Velux window to side elevation. Vanity sink with hot and cold taps. Carpeted flooring. Skimmed walls and low ceilings.

#### Attic Room Two 8'9" x 6'9" (2.67mx 2.06m)

UPVC double glazed velux window to side elevation. Radiator. Carpeted flooring. Skimmed walls and low ceilings. Sound proofing to the walls. Spotlights.

#### Attic Room Three 11'3" x 9'8" (3.43mx 2.95m)

Wooden Velux window to side elevation. Vanity sink with hot and cold taps. Carpeted flooring. Skimmed walls and low ceilings. UPVC double glazed window port hole window overlooking the coast.

### Outside

The gardens are mature and very well maintained. There is a pond and a lovely summer house with power.

### Garage

The garage has electric power points. Two strip lights. Up and over garage door.

### Services

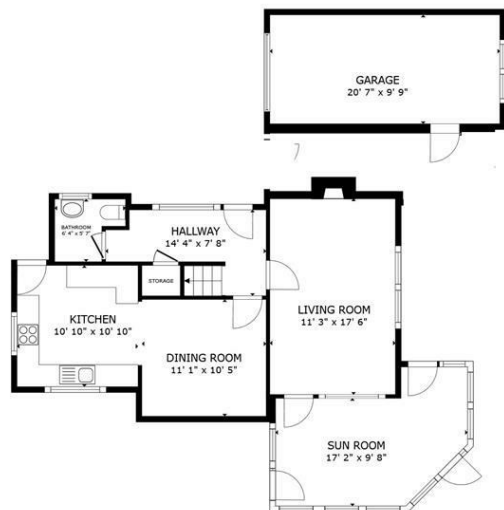
Mains gas, electricity, water and drainage. Cold water tap in the garden.

### Directions

From our office on Caerphilly Rd. Turn left onto the A48 slip road to M4 East. At Gabalfa Interchange, take the 4th exit onto Western Ave. Merge onto Western Ave/A48 via the slip road to Cardiff (W). Turn left onto Mill Ln/A41192.2. Turn left onto Cardiff Rd/A4119. Continue straight onto Llandaff Rd/B4267. Turn left onto Cowbridge Rd E/B4267. Slight right onto Leckwith Rd/B4267. At the roundabout, take the 3rd exit and stay on Leckwith Rd/B4267. Continue to follow B42676.4. Turn right onto Cardiff Rd/A4055. Turn left onto Redlands Rd/B4267. Continue to follow B426 through Sully, with Cosmeston Lakes on your left. Turn right onto Brockhill Rise. Turn right onto Caynham Ave. Turn left onto Stanton Way. Turn left onto Knowbury Ave. The property will be on the left.



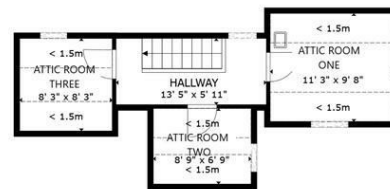




FLOOR 1



FLOOR 2



FLOOR 3

HARRIS & BIRT



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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