



63 Coleridge Avenue
Penarth, Vale of Glamorgan, CF64 2SR

Watts
& Morgan



63 Coleridge Avenue

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£450,000 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A three bedroom semi detached family home situated on a tree-lined avenue within the popular 'Gardens' suburb. Conveniently located to local amenities, transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, garden room, dining room and kitchen. First floor landing; two double bedrooms, a spacious single bedroom, shower room and a cloakroom. Externally the property benefits from a driveway providing off-road parking, beyond which is a double length attached garage. Front and rear gardens. Being sold with no onward chain. EPC rating 'TBC'.



Directions

Penarth Town Centre – 0.5 miles
Cardiff City Centre – 4.2 miles
M4 Motorway – 10.3 miles



Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a wooden door into a hallway benefitting from carpeted flooring and a carpeted staircase leading to the first floor.

The living room enjoys carpeted flooring, a central feature electric fireplace, a set of glazed wooden French doors providing access to the garden room and a uPVC double glazed window to the front elevation.

The garden room is a versatile space benefitting from carpeted flooring, uPVC double glazed windows to the rear/side elevations and a glazed uPVC door providing access to the rear garden.

The dining room benefits from carpeted flooring (with original herringbone woodblock beneath), a gas fireplace, a ceiling rose and a uPVC double glazed window to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; an electric oven and a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splash-back, a bowl and half composite sink with a mixer tap over, a recessed understairs storage cupboard, two uPVC double glazed windows to the rear elevation and a partially glazed uPVC door providing access to the rear garden.

First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the wall-mounted 'Baxi' combi boiler, an over-stair storage cupboard, a hatch providing access to the loft storage and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes with sliding doors, a recessed storage cupboard, a ceiling rose and a uPVC double glazed window to the front elevation.

Bedroom two is a double bedroom enjoying carpeted flooring, a range of fitted wardrobes, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

Bedroom three is a spacious single bedroom and enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation.

The shower room has been fitted with a 2-piece white suite comprising; a large corner shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment and a wash hand basin set within a vanity unit. The shower room further benefits from laminate flooring, wall panelling, an extractor fan, a storage unit and a uPVC double glazed window to the rear elevation.

The cloakroom has been fitted with a WC and further benefits from laminate flooring and a uPVC double glazed window to the rear elevation.



Garden & Grounds

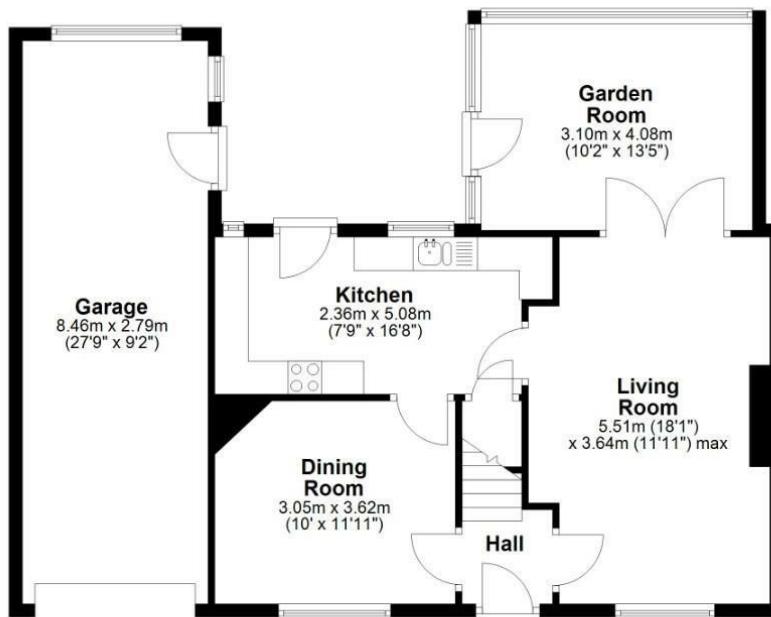
63 Coleridge Avenue is approached off the avenue onto a concrete driveway providing off-road parking, beyond which is an attached double length garage.

The low maintenance front garden enjoys a variety of mature shrubs and borders.

The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and fruit trees. A patio area provides ample space for outdoor entertaining and dining.

Ground Floor

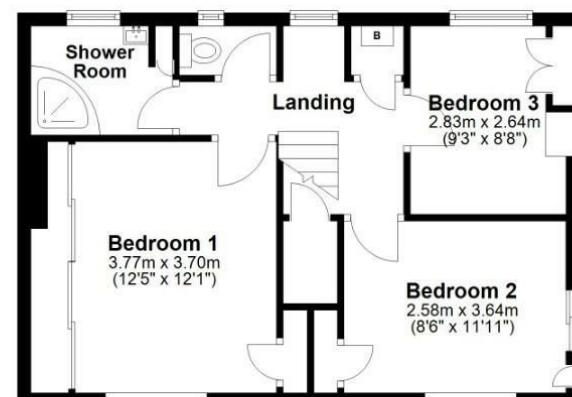
Approx. 83.3 sq. metres (896.2 sq. feet)



Total area: approx. 129.3 sq. metres (1391.5 sq. feet)

First Floor

Approx. 46.0 sq. metres (495.3 sq. feet)

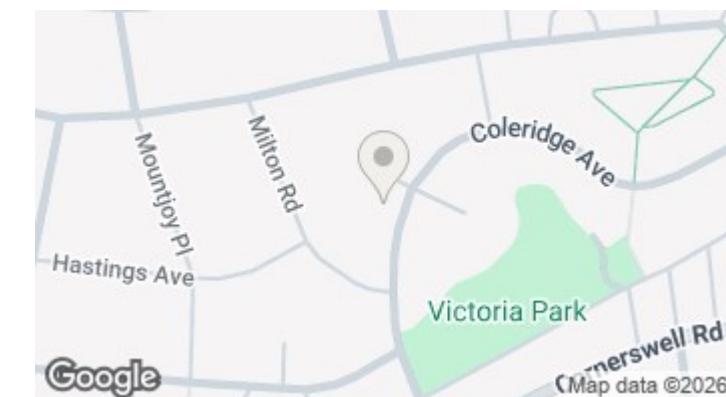


Additional Information

All mains services connected.

Freehold.

Council tax band 'F'.



Energy Efficiency Rating

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



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