



**Westfield Drive, Penarth, CF64 3NT**

## **Welcome to**

### **Westfield Drive, Penarth**

Located in a small cul-de-sac just off Dinas Road in Penarth this extended semi-detached home comes with NO CHAIN. Perfect for first time buyers and upsizers it offers two reception rooms, three bedrooms, an ensuite, a contemporary kitchen, off-road parking and private rear garden with summer house.

#### **Entrance Porch**

Enter via a double glazed door, double glazed window to side, storage/hanging space, tiled floor, door to lounge.

#### **Lounge**

14' 5" x 12' 7" ( 4.39m x 3.84m )

Double glazed window to front with deep display sill, stairs to first floor, laminate flooring, radiator and doors to the separate dining room and kitchen.

#### **Dining Room**

14' 7" x 6' 11" ( 4.45m x 2.11m )

Double glazed window to front, double glazed sliding door to rear garden and radiator

#### **Kitchen**

12' 7" x 8' 9" ( 3.84m x 2.67m )

Double glazed window to rear, an extensive range of floor and wall mounted kitchen units with contrasting work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, brick style tiled splashbacks, 5-ring gas hob, double electric oven, dishwasher, fridge-freezer, space for washing machine and dryer, laminate flooring and cupboard housing 'Worcester' combi boiler.

#### **First Floor Landing**

Spindles and balustrades, loft access, doors to three bedrooms and bathroom.

#### **Bedroom 1**

12' 7" max x 10' 1" ( 3.84m max x 3.07m )

Double glazed window to front, circular double glazed window to front, range of built out bedroom furniture including two wardrobes, over-stairs cupboard and radiator.

#### **Ensuite**

Double glazed window to front, shower cubicle, wc, wash hand basin, laminate flooring and radiator.

#### **Bedroom 2**

8' 1" x 7' 5" ( 2.46m x 2.26m )

Double glazed window to rear and radiator.

#### **Bedroom 3**

10' 8" x 6' 10" ( 3.25m x 2.08m )

Double glazed window to rear, radiator and loft access

#### **Bathroom**

Double glazed window to rear, panelled bath with mains fed shower and screen over, wash hand basin with mixer tap over set into a vanity unit, wc, tiled walls to splash-back height and towel style radiator.

#### **Outside**

Power

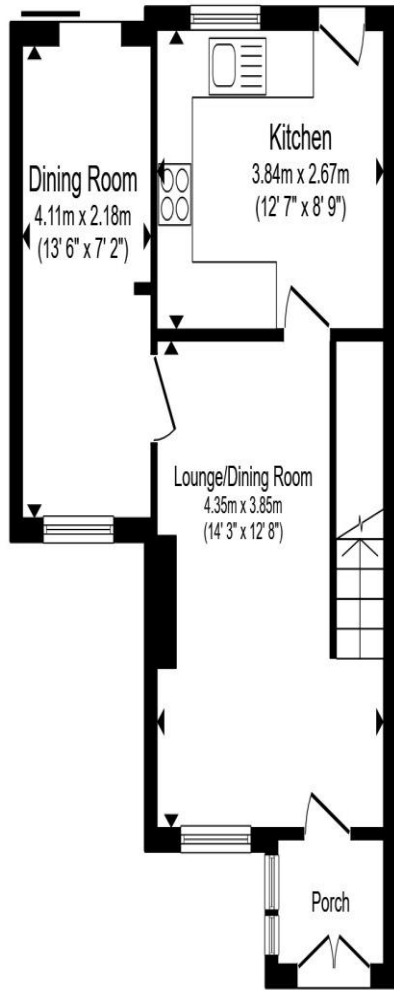
#### **Front Garden/Parking**

The front garden is used primarily as off-road parking for the property and benefits from an electric charging point.

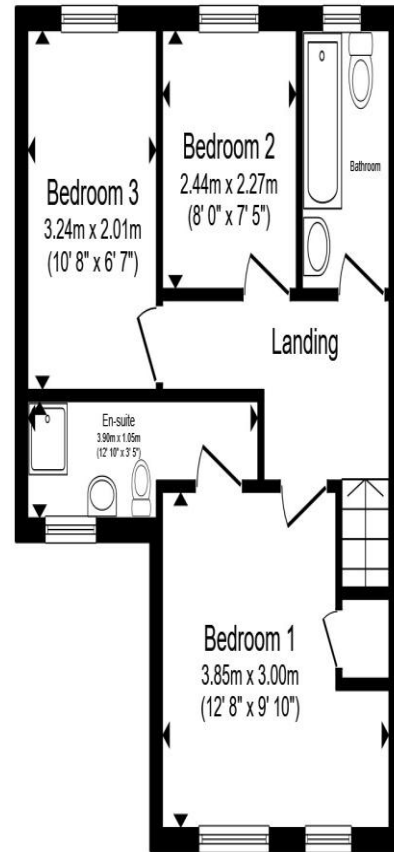
#### **Rear Garden**

South westerly facing rear garden with two timber sheds and a summer house with power. Laid predominantly to lawn it is ideal for kids being fully enclosed, level and offering surprisingly privacy.

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**Ground Floor**



**First Floor**

Total floor area 76.4 m<sup>2</sup> (823 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

### Westfield Drive, Penarth

- An extended semi-detached family home located on a small cul-de-sac offered with NO CHAIN
- Two reception rooms, contemporary kitchen, master bedroom with ensuite, two further double bedrooms and a family bathroom.
- Driveway to front providing off-road parking with EV charging point and side access to the rear.
- Enclosed and private rear garden with two timber sheds and SUMMER HOUSE with power.
- Double glazing and gas central heating via a combination boiler.

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

# £339,500

#### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the traffic lights and continue along Stanwell Road, over the railway and take the first left onto Victoria Road. Proceed to the end of Victoria Road, head over the lights onto Dinas Road and continue to the roundabout. At the roundabout take the third exit back onto Dinas Road, take the first left onto St. Luke's Avenue and then take the first left onto Westfield Drive where the property can be found on the left marked by our For Sale board.

**view this property online** [allenandharris.co.uk/Property/PNR106602](http://allenandharris.co.uk/Property/PNR106602)



Property Ref:  
PNR106602 - 0005

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allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](http://allenandharris.co.uk)