



89 Queens Road, Penarth

£425,000 Freehold

Beautifully extended 3-bed home in sought-after Penarth. Features balcony with views, en-suite, garden, and utility. Includes lounge, kitchen/diner, and gated side access.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

LOCATION

Penarth, a scenic town in the Vale of Glamorgan, is known for its beautiful coastline, Victorian architecture, and welcoming community. The town offers a variety of green spaces, Penarth Pier and stunning views over the Bristol Channel, making it a popular location for both families and visitors. Dingle train station is also a 3 minute walk away. Penarth is home to highly regarded schools, such as Stanwell School and St Cyres School, both of which are known for their strong academic performances and excellent extracurricular offerings. These schools contribute to the town's reputation as a desirable place to live for those seeking quality education alongside a peaceful coastal lifestyle.

ENTRANCE HALLWAY

Entered via composite double glazed door into hallway. Laminate wood flooring. Modern radiators. Glazed doors to lounge and kitchen. Stairs to first floor with under stair storage cupboard. Laminate wood flooring.

KITCHEN

16' 4" x 10' 8" (4.97m x 3.24m)

A beautifully appointed kitchen locally sourced from Kitchenology, fitted with a range of base and eye level units incorporating composite sink with complementary work surfaces. Feature central island/breakfast bar with additional storage cupboard and drawers. Fitted induction hob and double electric oven/microwave. Integrated dishwasher and washing machine. Space for fridge/freezer. Laminate wood flooring. Stylish log burner with slate hearth and solid wood mantle. Opening to lounge and dining room.

LOUNGE

12' 6" x 10' 2" (3.81m x 3.09m)

uPVC double glazed window to front. Modern radiator. Laminate wood flooring.

DINING ROOM

8' 3" x 8' 0" (2.51m x 2.44m)

uPVC double glazed sliding doors to rear garden. Laminate wood flooring. Modern radiator. Door to utility room/WC.

UTILITY ROOM

9' 2" x 4' 8" (2.79m x 1.41m)

Fitted base and full height units. Stainless steel sink with complementary worktops over and space for tumble dryer. Modern column radiator. Extractor fan

FIRST FLOOR

Doors to two bedrooms and bathroom. Stairs to second floor. uPVC double glazed window to front. Spotlights.

TERRACE

12' 2" x 7' 3" (3.70m x 2.21m)

Stainless steel railings with glass panels to three sides. Stunning views over Cardiff. Outside lighting.

BATHROOM

7' 6" x 5' 4" (2.29m x 1.62m)

The bathroom comprises low level WC, vanity and enclosed wash hand basin and panelled bath with mixer shower over and glass screen. Ladder radiator. Cupboard housing gas combination boiler. uPVC double glazed window to rear.

SECOND FLOOR

Carpeted flooring. Door leading to Bedroom One.

BEDROOM ONE

14' 1" x 11' 3" (4.30m x 3.43m)

Feature window to rear with fantastic elevated views over Penarth, Cardiff Bay and the city centre. Two double glazed velux windows to front. Laminate wood flooring. Spotlights. Electric radiator. Storage into eaves. Door to en-suite.

EN-SUITE

5' 5" x 3' 3" (1.66m x 0.99m)

Modern low level WC and vanity enclosed wash hand basin. Spotlights. uPVC double glazed window to rear.

REAR GARDEN

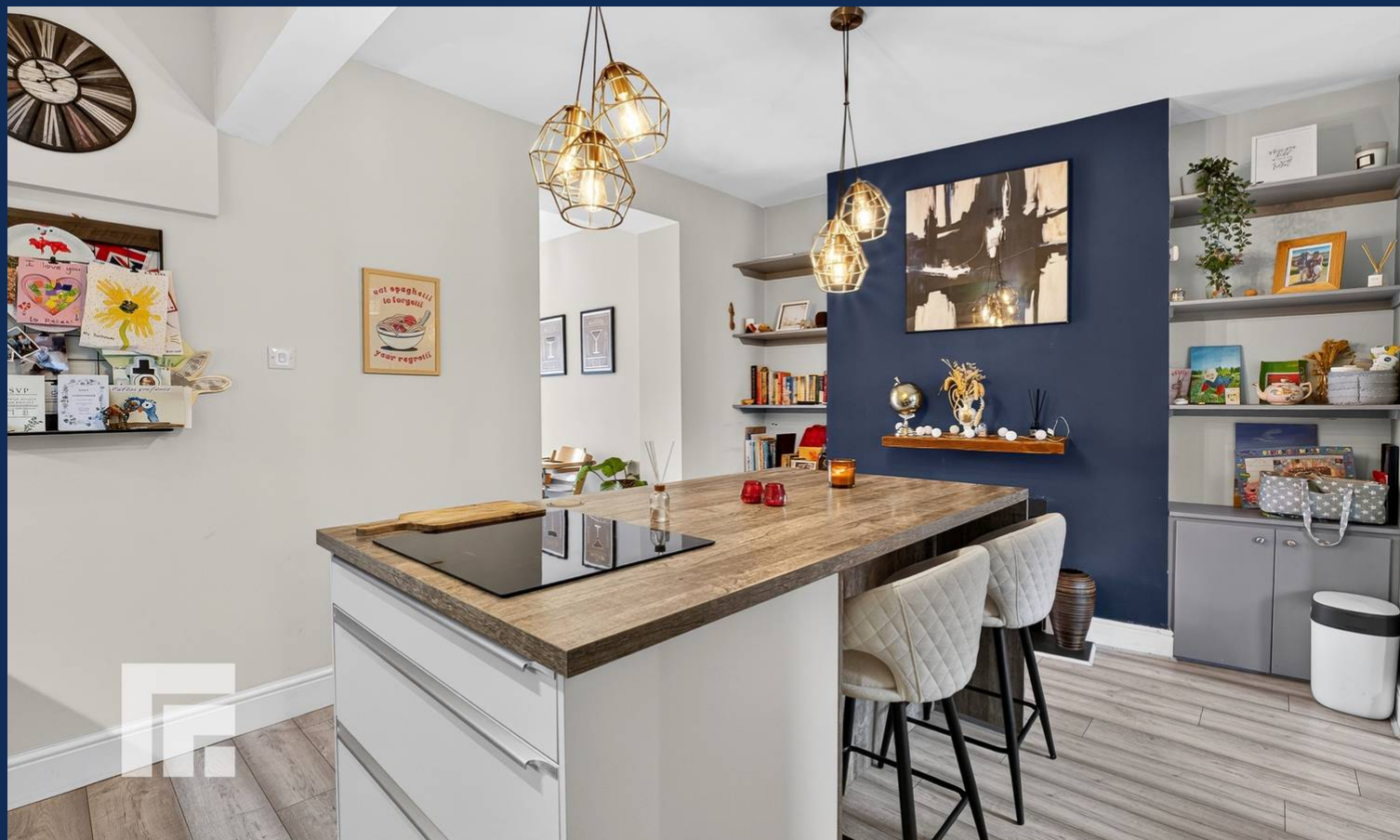
Full width decking with steps down to covered lean-to leading to garden shed. Outside lighting and tap. Gated side access with bin store.

TENURE

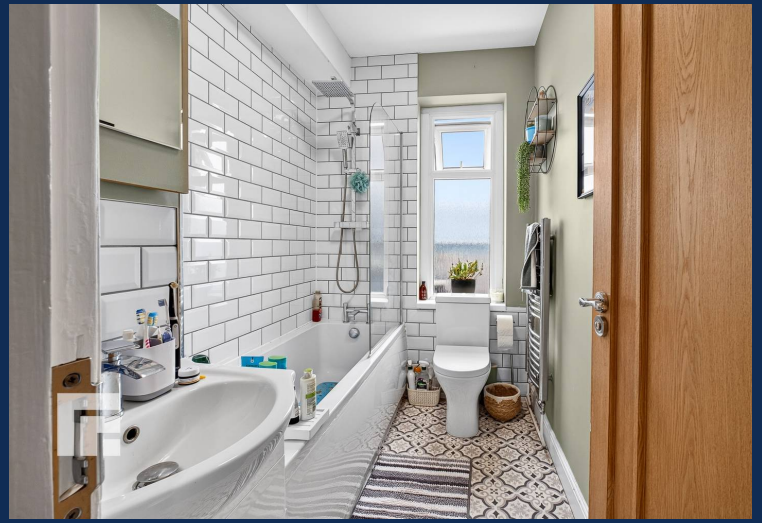
MGY are advised that this property is Freehold

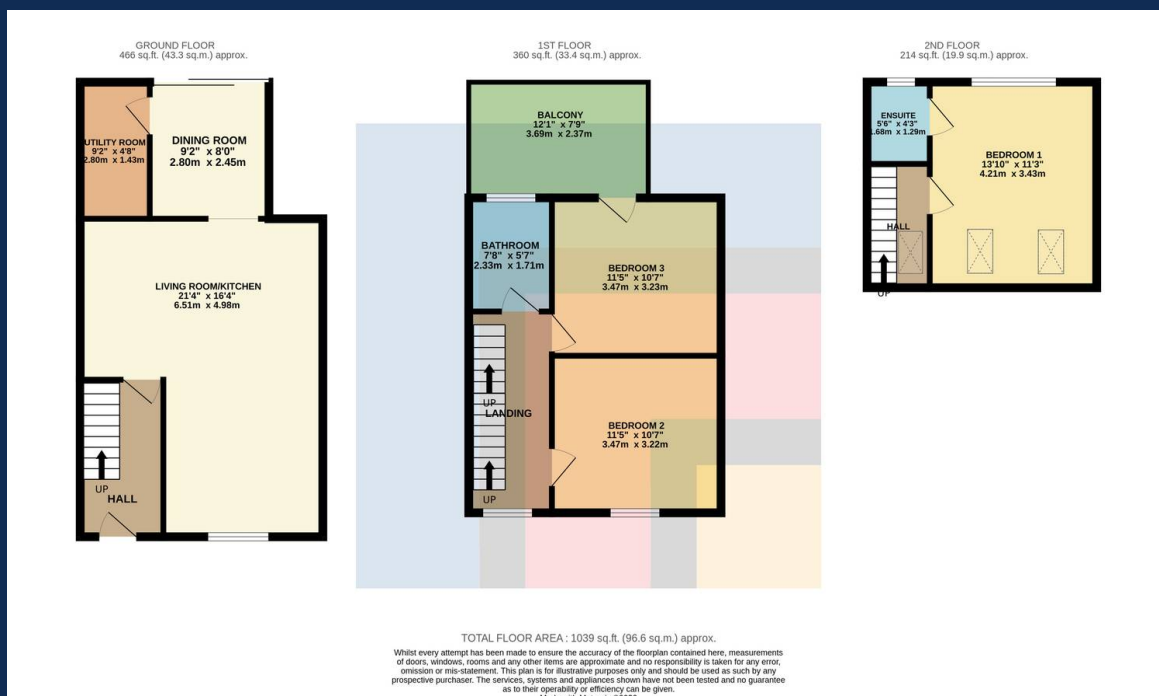
AML

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