

7 Catkin Drive

Penarth, Vale of Glamorgan, CF64 2RD

Watts & Morgan



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£335,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A three bedroom semi-detached family home located in a quiet cul-de-sac. Conveniently located to local amenities, transport links, Cardiff city Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hall, living room, dining room and kitchen. First floor landing, two spacious double bedrooms, a spacious single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, attached single garage and a landscaped rear garden. Being sold with no onward chain.

Directions

Penarth Town Centre – 1.2 miles

Cardiff City Centre – 4.4 miles

M4 Motorway – 9.6 miles

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Summary of Accommodation

Ground Floor

Entered via an obscure glazed sliding door into a porch benefitting from carpeted flooring. A second glazed uPVC door with a double-glazed side panel leads into a welcoming hallway benefitting from wood effect laminate flooring and a carpeted staircase leading to the first floor with an understairs storage cupboard.

The living room enjoys carpeted flooring, a central feature media wall with built-in electric fireplace, feature tile clad walls, recessed ceiling spotlights and a large uPVC double-glazed window to the front elevation.

The dining room benefits from continuation of carpeted flooring and a set of uPVC double-glazed French doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain include; a fridge, a freezer, a dishwasher, a washing machine, an electric oven and a four-ring electric hob with a feature extractor fan over. The kitchen further benefits from porcelain tile flooring, partially tiled splash-back, an under-mounted ceramic sink with a mixer tap over, recessed ceiling spotlights, a uPVC double-glazed window to the side elevation and a uPVC double-glazed door with a glazed side panel providing further access to the rear garden.

First Floor

The first floor landing benefits from carpeted flooring, a hatch providing access to the loft space where the 'Worcester' combi is fitted and a uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double-glazed window to the front elevation enjoying elevated views.

Bedroom two is another double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation.

Bedroom three is a spacious single bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a four-piece white suite comprising; a walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a panelled bath, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan and two obscure uPVC double-glazed windows to the rear elevation.

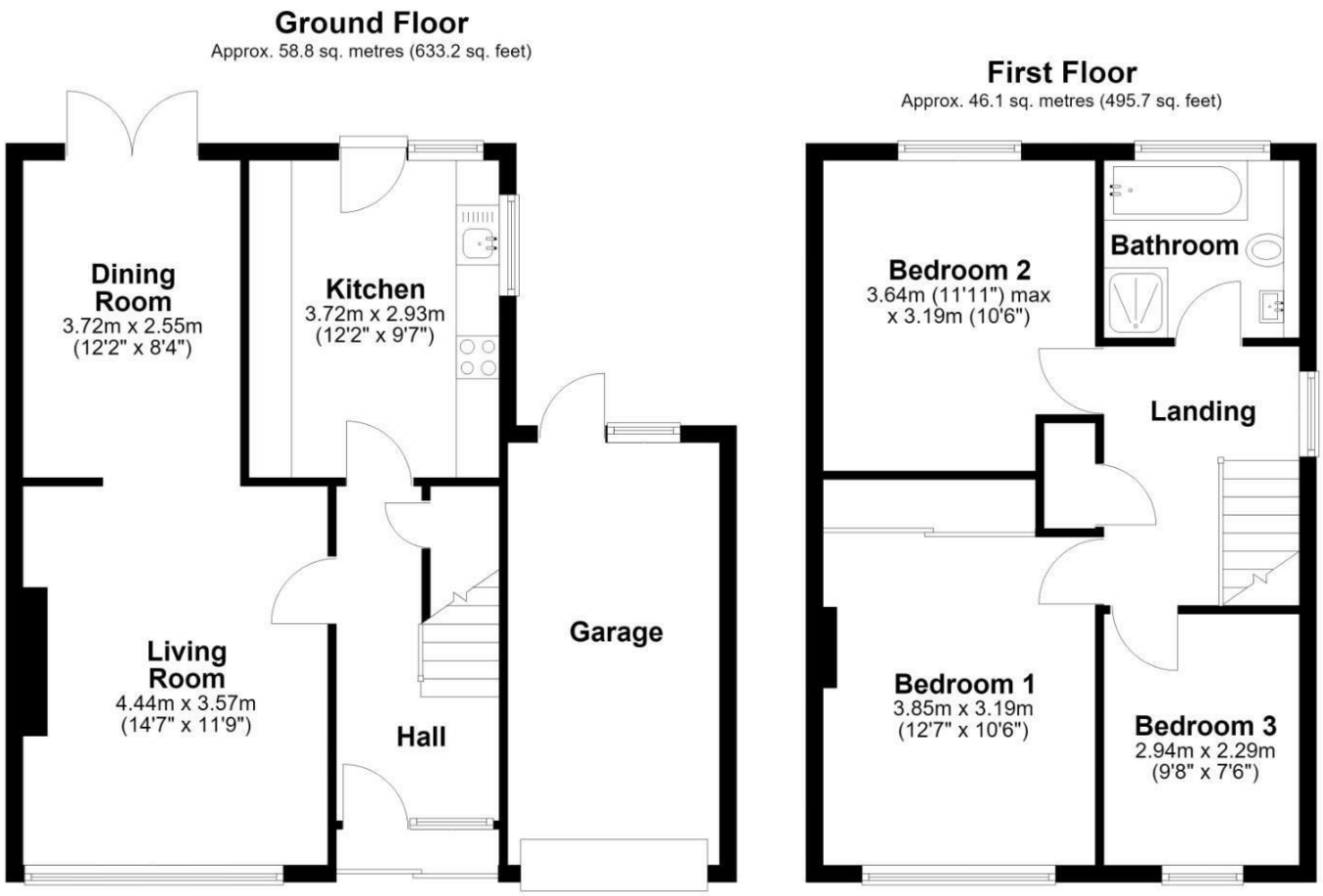
Garden & Grounds

7 Catkin Drive is approached off the street onto a large tarmac driveway providing off-road parking for several vehicles, beyond which is an attached single garage with an electric up and over door.

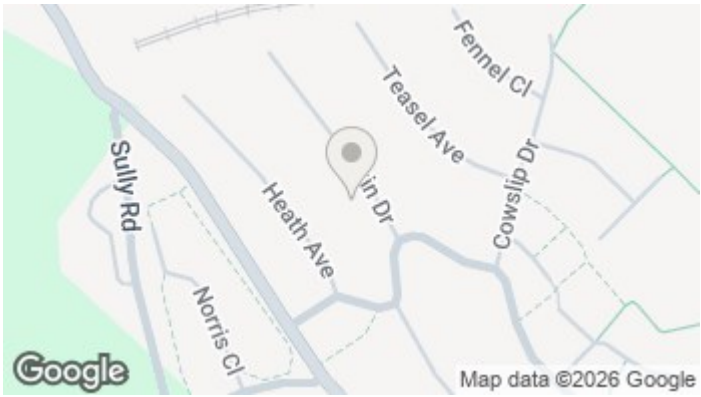
The enclosed rear garden is predominantly laid to lawn, a large decked area provides ample space for outdoor entertaining and dining.

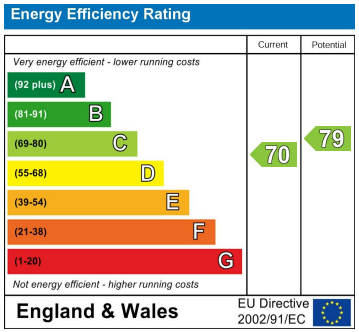
Additional Information

All mains services connected.
Freehold.
Council tax band 'E'.
EPC rating 'TBC'.



Total area: approx. 104.9 sq. metres (1128.9 sq. feet)





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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