



Petrel Close, PENARTH, CF64 5FT

Welcome to

Petrel Close, PENARTH

Set in this secluded part of Cosmeston Penarth is this very well appointed four bedroom residence offering exceptional & versatile accommodation set on three floors with excellent outdoor living space & superb channel views. The property is also conveniently located close to Cosmeston lakes.

Entrance Hall

Under stair storage. Glazed doors to home office/hobbies room and cloakroom. Radiator. Stairs to first floor.

Hobby / Study Room

11' x 8' (3.35m x 2.44m)

Double glazed window to front. Radiator.

Cloakroom

Wash hand basin set into vanity unit. WC. Additional wall mounted cabinets. Part tiled walls.

Kitchen / Breakfast & Diner

22' 3" x 17' 8" (6.78m x 5.38m)

Bi-fold doors to rear garden. Lantern sky-light. Wall and floor mounted kitchen units with marble work surface over and matching breakfast bar. sink and drainer. "Quooker" hot tap. Waste disposal. Plumbing for washing machine. Space for range cooker. space for fridge-freezer, integral dishwasher and tumble dryer. Ceramic tiled floor. Under-floor heating. TV point. Door to PANTRY

First Floor

Access directly into the living room

Lounge

14' x 15' (4.27m x 4.57m)

Double glazed sliding door to Juliet balcony. Double glazed window to front. Media wall with electric fire with realistic LED flames. Two radiators. TV point. door to guest bedroom and bathroom. Stairs to second floor.

Bathroom

8' x 7' (2.44m x 2.13m)

Obscured double glazed window to rear. Shower cubicle. Bath tub. Wash hand basin set into vanity unit. WC. Wall mounted mirror. Built in shelves in wall recess. Concealed boiler.

Bedroom Three/Guest Bedroom

9' x 8' (2.74m x 2.44m)

Double glazed window to rear. Wall panelling. Radiator

Second Floor

Landing with access to bedroom one, two and four.

Bedroom One

14' 10" x 9' 11" (4.52m x 3.02m)

Two double glazed windows to rear. Radiator. Door to ensuite.

Ensuite

Shower cubicle. Wash hand basin. Partially tiled walls.

Bedroom Two

14' x 8' (4.27m x 2.44m)

Double glazed window to front. Radiator.

Bedroom Four

11' 8" x 8' 5" (3.56m x 2.57m)

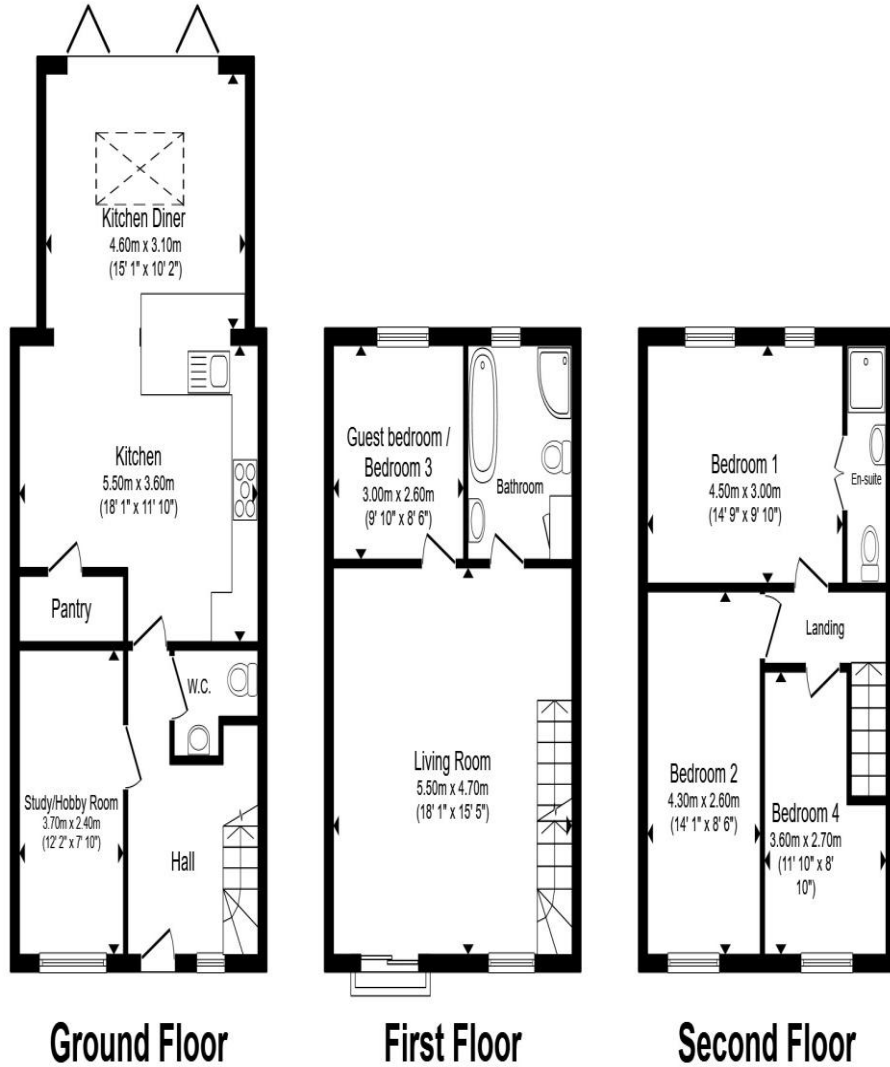
Double glazed window to front. Range of fitted wardrobes. Loft access.

Front Garden

Paved driveway for several vehicles. Hedging and trees.

Rear Garden

Enclosed rear garden with timber fence boundaries. Laid with Brazilian slate tiles surrounded with climbers, shrubs and trees (one rose bush not included in sale) Steps and sleepers to upper level. Garden shed. Gates to both sides. Rear gate to field



Total floor area 137.3 m² (1,478 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



Welcome to

Petrel Close, PENARTH

- Superb panoramic Channel views from this four bedroom town house property set in a cul de sac
- Home office, cloakroom and an outstanding modern kitchen/diner
- Living room, guest bedroom and bathroom, three bedrooms with ensuite to the main bedroom
- Landscaped garden to rear, off road parking to front
- Proximity to the Cliff walks and Cosmeston lakes

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

offers in excess of

£450,000



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Property Ref:
PNR106988 - 0014

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