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*Wordsworth Avenue*





*The 'Gardens' is an incredibly popular part of Penarth. The properties are 1930's traditional semi detached houses with 2 parks - Victoria & The Golden Gates. There is also a short walk to the small precinct at Tennyson Road with a selection of local shops.*

Comments by Mr Paul Davies



**Property Specialist**

**Mr Paul Davies**

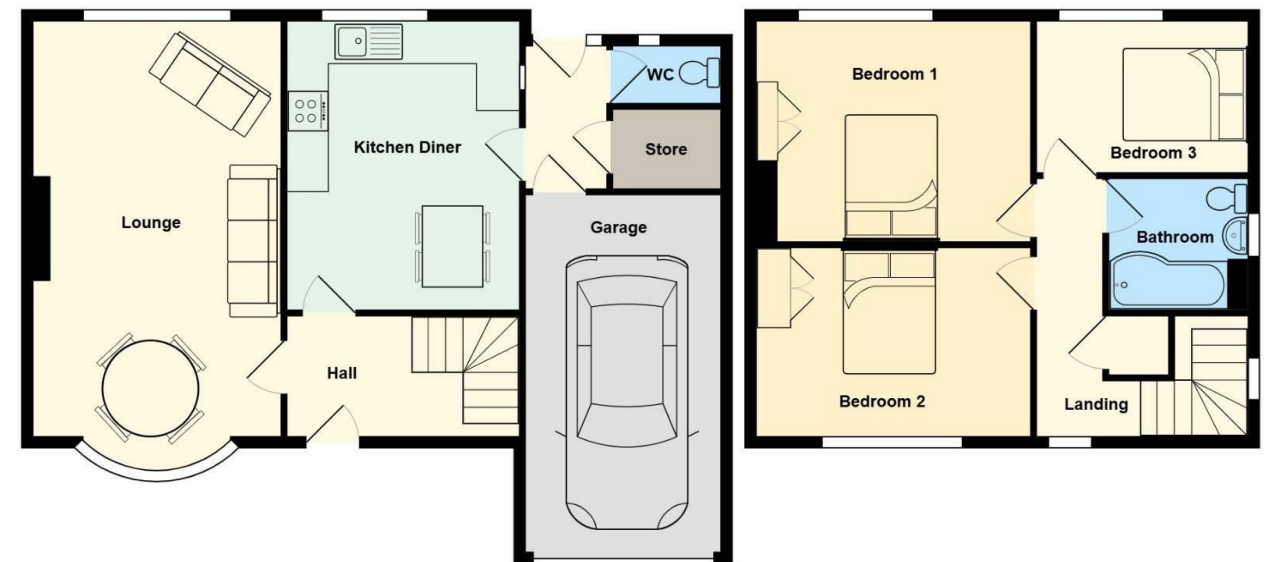
Property Management Co-ordinator

paul.davies@jeffreypass.co.uk

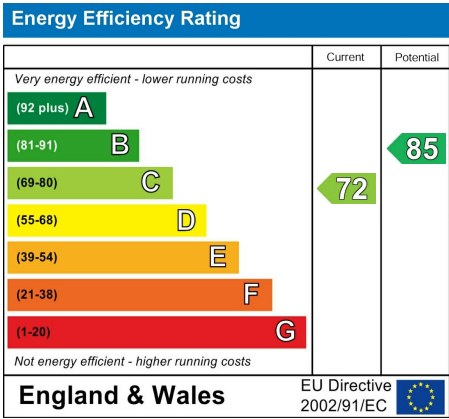


*The location of the house was what attracted us straight away, just a 10 minute walk to Dingle Road Train station with frequent trains for a 10 minute commute to Cardiff. There are also buses to Penarth Centre, Cardiff and Barry in Redlands Road at the top of Wordsworth Avenue.*

Comments by the Homeowner







# Wordsworth Avenue

, Penarth, CF64 2RP

£450,000



3 Bedroom(s)



1 Bathroom(s)



947.00 sq ft



Contact our  
*Penarth Branch*

02920415161

Located in the popular 'Gardens' area of Penarth you will find this post war semi detached property. Benefitting from an integral garage, off road parking plus a generous lawned rear garden.

For sale with no on-going chain.

Catchment for the popular Fairfield Primary & St. Cyres Secondary Schools plus a short walk takes you to the small precinct on Tennyson Road with an array of local shops to hand.

Briefly comprising an entrance hall, spacious main living room, generous kitchen - space for dining table & chairs, rear lobby with ground floor WC and access into the garage. To the first floor there are 3 generous bedrooms with a modern bathroom - shower.

Complimented with gas central heating and double glazing. Viewing highly recommended.

## Entrance Hall

Access to the lounge and kitchen, stairs rise to the first floor with spacious cupboard beneath.

## Lounge 22'1" into bay x 11'9" max (6.73m into bay x 3.58m max)

Spacious living room, bow window to the front and rear window overlooking the garden, TV point.

## Kitchen Diner 13'5" x 11' (4.09m x 3.35m)

Spacious room with space for table & chairs, fitted wall and base units with laminate worktop and stainless steel sink & drainer with mixer tap and tiled splash backs, space for cooker with cooker hood over, plumbed for washing machine and fridge/freezer, windows to rear and side, wall mounted combination boiler.

## Lobby & WC

Lobby with doors into the garage and garden plus access into a store room and access into a ground floor WC - rear window.

## First Floor Landing

Windows to front and side, access to the loft, linen cupboard.

## Bedroom 1 13' max 10'6" (3.96m max 3.20m)

Master double bedroom, window to rear, built in double wardrobe.

## Bedroom 2 12'10" max x 8'9" (3.91m max x 2.67m)

Double bedroom, window to front, built in double wardrobe.

## Bedroom 3 10' x 7'2" (3.05m x 2.18m)

Generous 3rd bedroom, window to rear.

## Bathroom

Modern white suite comprising a P shape panel bath with shower over & glass screen, pedestal wash hand basin and close coupled wc, window to side, extractor fan.

## Garden

Open frontage with low boundary wall allowing off road parking. Generous enclosed rear garden - laid to lawn , shrub borders & display.

## Garage 16'11" x 9'3" (5.16m x 2.82m)

Integral single garage, up & over door allowing access.

## Information

We believe the property is Freehold.  
Council Banding - Band E £63,662,7

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