39 Redlands Road

Penarth, Vale of Glamorgan, CF64 2WD

Watts & Morgan

GUESS
Infinite Jest

39 Redlands Road

Penarth, Vale of Glamorgan, CF64 2WD

£500,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A well presented and extended, five bedroom family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment for Victoria Primary and Stanwell Comprehensive Schools. Accommodation briefly comprises; porch, entrance hall, bay-fronted living room, sitting room, kitchen/dining room, versatile study and ground floor cloakroom. First floor landing, two double bedrooms, a single bedroom and a family bathroom. Second floor landing, double bedroom, single bedroom and a shower room. Externally the property benefits from beautifully landscaped front and rear gardens.

Directions

Penarth Town Centre – 0.8 miles

Cardiff City Centre – 4.1 miles

M4 Motorway – 9.7 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk

Ground Floor

Entered via a solid wooden door into a porch benefitting from tiled flooring and a uPVC double-glazed window to the front elevation. A second partially glazed stained-glass wooden door with a stained-glass side panel opens into a welcoming hallway enjoying wood effect laminate flooring, dado rails, picture rails, decorative ceiling paneling and a wooden staircase with a carpet runner and under-stairs storage leading to the first floor.

The bay-front living room benefits from continuation of laminate flooring, picture rails, a ceiling rose, a central feature dual fuel burner (available via separate negotiation) and uPVC double-glazed windows to the front elevation.

The sitting room is a versatile space and enjoys laminate wood flooring, a central feature fireplace, picture rails, a ceiling rose and uPVC double-glazed window to the rear elevation.

The kitchen/dining room benefits from continuation of laminate flooring, recessed ceiling spotlights and two uPVC double-glazed windows to the side elevation. The kitchen has been fitted with a range of wall and base units with solid wood work surfaces. Integral appliances to remain include; a 'Hotpoint' electric oven/grill and a 'Beko' electric induction hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from matching wooden upstands, partially-tiled splash-back, a cupboard housing the wall-mounted 'Worcester' combi boiler and a bowl and a half stainless steel sink with a mixer tap over.

The study, located at the rear of the property, is another versatile space enjoying laminate wood flooring and two uPVC double-glazed windows to the side and rear elevation.

The cloakroom serving the ground floor accommodation has been fitted with a two-piece white suite comprising; a wash hand basin and a WC set within a vanity unit. The cloakroom further benefits from recessed ceiling spotlights and a wall-mounted chrome towel radiator.

First Floor

The first floor landing benefits from carpeted flooring, picture rails, dado rails and a carpeted staircase leading to the second floor.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a central feature fireplace, picture rails, a ceiling rose and a uPVC double-glazed window to the front elevation.

Bedroom two is a spacious double bedroom and benefits from carpeted flooring, picture rails, a ceiling rose and a uPVC double-glazed window to the rear elevation.

Bedroom three is a single bedroom benefitting from carpeted flooring, decorative wall panelling, picture rails, a ceiling rose and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a three-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from luxury vinyl tile flooring, partially tiled walls, a recessed storage cupboard and an obscure uPVC double-glazed window to the rear elevation.

Total area: approx. 138.4 sq. metres (1489.9 sq. feet)

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.

Second Floor

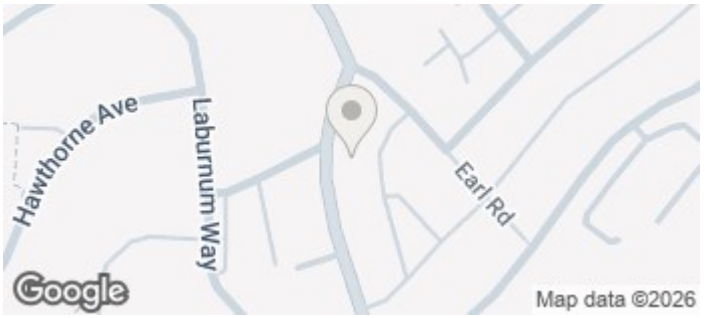
The second floor landing enjoys carpeted flooring and a double-glazed roof-light.
Bedroom four is a spacious double bedroom and enjoys carpeted flooring, recessed ceiling spotlights and a uPVC double-glazed window to the rear elevation.
Bedroom five benefits from carpeted flooring, three hatches providing access to eaves storage and two double-glazed 'Velux' roof-lights.
The second floor shower room has been fitted with a three-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a sky lantern and an obscure uPVC double-glazed window to the rear elevation.

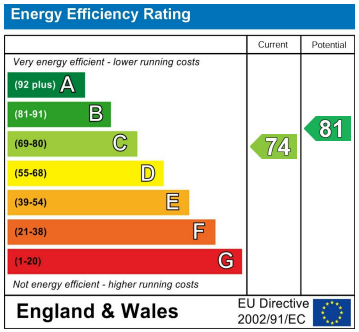
Garden & Grounds

39 Redlands Road is approached off the road onto a landscaped front garden predominantly laid to lawn with a variety of mature shrubs and borders.
The landscaped rear garden is predominantly with patio tile with a variety of mature shrubs and borders. A large gate opens providing rear lane access and possibility for off-road parking.

Additional Information

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





Scan to view property

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts & Morgan