

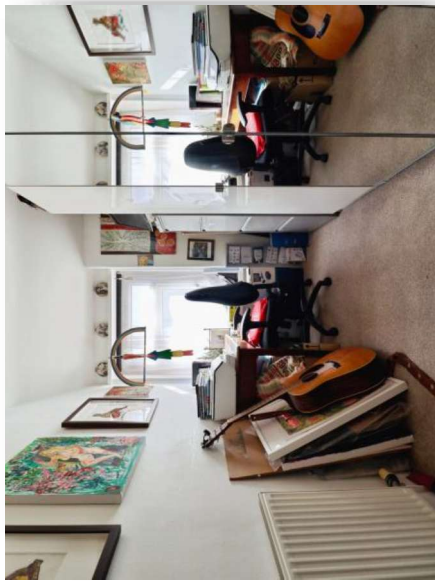
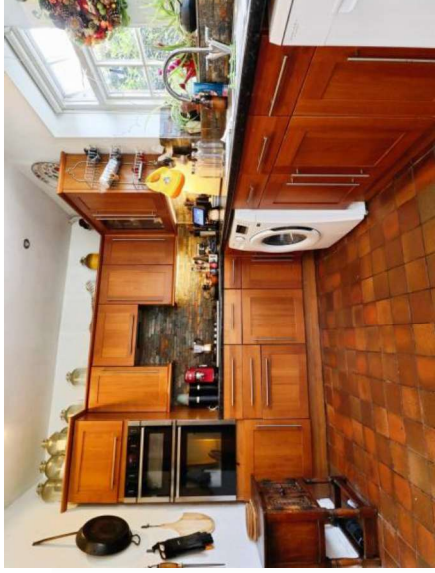


## Oakland Cottage Tower Hill, Penarth CF64 3BJ

*welcome to*

**Oakland Cottage Tower Hill, Penarth**

Nestled just off the very desirable Marine Parade in Penarth, this delightful stone built cottage sits on a quiet no-through road just a few minutes walk from Penarth's sea front promenade and cliff top walks. With three generous bedrooms, two reception rooms and a private courtyard garden.



### **Entrance Hall**

Enter via a solid timber original door with light over, under stair storage cupboard also housing gas and electric meters, stairs to first floor, tiled floor and doors to lounge and dining room.

### **Lounge**

14' 3" max x 13' 10" ( 4.34m max x 4.22m )

Sash window to front, ornate cast-iron feature fireplace with working fireplace, exposed timber floor boards and radiator.

### **Kitchen/dining Room**

14' x 11' 11" ( 4.27m x 3.63m )

Sash window to front, wood burner with timber mantle, quarry tiled floor, radiator and archway to kitchen.

### **Kitchen**

14' x 8' 11" ( 4.27m x 2.72m )

Two windows to side overlooking the garden, timber style stable door to rear garden, window to front, one and a half bowl and drainer sink unit with mixer tap over, slate tiled splash-backs, eye-level electric 'Neff' double oven with 4-ring gas hob and cooker hood over, space for fridge-freezer, washing machine and dishwasher, tiled floor and radiator.

### **Landing**

A light and bright landing with potential space for a study area, two sash windows to front, doors to three bedrooms and bathroom, exposed beams and radiator.

### **Bedroom 1**

14' 1" max x 13' 10" ( 4.29m max x 4.22m )

Sash window to front, exposed beams and radiator.

### **Bedroom 2**

14' 1" x 8' 11" ( 4.29m x 2.72m )

Sash window to front, exposed beams, corner cast-iron feature fireplace and radiator.

### **Bedroom 3**

Double glazed window to rear and radiator.

### **Bathroom**

Paneled bath, corner shower cubicle, pedestal wash hand basin with mixer tap over, WC, full tiled walls and floor, ladder style radiator and spot lights.

### **Rear Garden**

Enclosed southerly facing courtyard style rear garden, laid to flag stone paving with maturely planted shrub boundaries and a timber gate providing pedestrian access onto Tower Hill.



**view this property online** [allenandharris.co.uk/Property/PNR106823](http://allenandharris.co.uk/Property/PNR106823)



**welcome to**

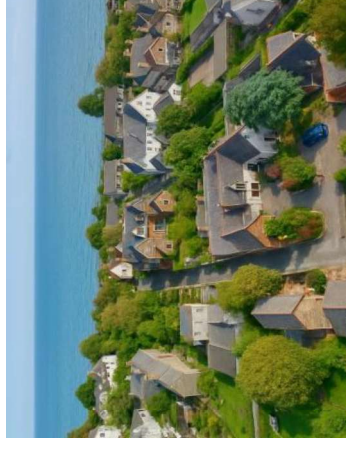
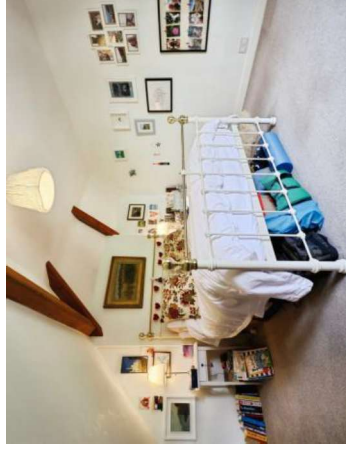
## Oakland Cottage Tower Hill, Penarth

- Charming cottage set in this secluded part of Penarth
- Close proximity to Penarth Pier
- Open plan kitchen & living room /diner with wood burner
- Spacious sitting room with open fire
- Three bedroom and family bathroom upstairs

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

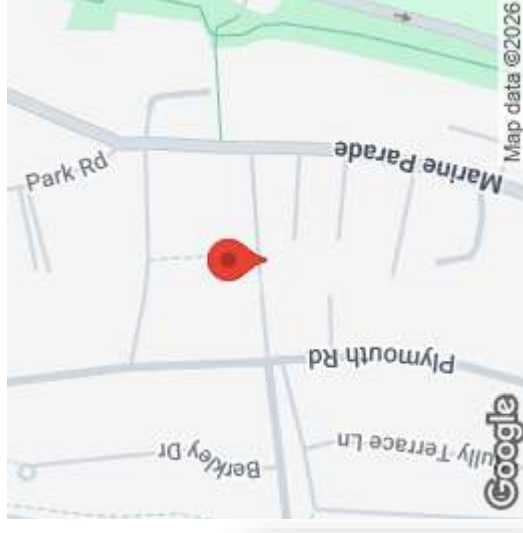
offers in excess of

**£600,000**



### directions to this property:

From our office on Stanwell Road (CF64 2AA) head right towards the traffic lights and take the first exit left onto Plymouth Road. Take the first left hand turning on Holmsdale Road and proceed to the end of the road. At the T-junction turn right onto Marine Parade and Tower Hill is the first road on the right hand side. For viewings, we recommend that you park on Marine Parade and walk up Tower Hill to the subject property which is situated on this no-through road and can be found on the left hand side marked by our For Sale Board just before the bollards.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/PNR106823](https://www.allenandharris.co.uk/Property/PNR106823)



Property Ref:  
PNR106823 - 0011



**029 2070 5528**

[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)

6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA

[allenandharris.co.uk](https://www.allenandharris.co.uk)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.