



6 Railway Terrace  
Penarth, Vale of Glamorgan, CF64 2TT

Watts  
& Morgan



## 6 Railway Terrace

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**£350,000 Freehold**

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A beautifully presented, modernised three double bedroom family home situated in the heart of Penarth Town Centre. Conveniently located to local amenities, Cardiff City Centre and M4 Motorway. The property briefly comprises: entrance hall, open plan living/dining room, sitting room, kitchen, family bathroom. First floor landing, three spacious double bedrooms. Externally the property benefits from a beautifully landscaped low maintenance rear garden beyond which is a garage with rear lane access. Being sold with no onward chain. EPC Rating - 'TBC'.



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### Directions

Penarth Town Centre – 0.1 miles

Cardiff City Centre – 3.4 miles

M4 Motorway – 9.6.0 miles

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Your local office: Penarth

T: 02920 712266 (1)

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## Summary of Accommodation

### GROUND FLOOR

Entered via a partially obscured glazed uPVC door into a welcoming hallway benefiting from oak flooring, feature cornice work detail and a carpeted staircase leading to the first floor landing.

The spacious open plan living/sitting room is the focal point of the home and enjoys a central feature electric fire with recessed storage cupboards either side, carpeted flooring and uPVC double glazed windows to the front and rear elevations. The dining room enjoys continuation of oak flooring, recessed ceiling spotlights, uPVC double glazed window to the side elevation and a door provides access to a large understairs storage cupboard.

The kitchen has been fitted with a range of base units with solid oak work surfaces. Integral appliances to remain include a 4-ring gas hob with stainless steel extractor hood over, a 'Montpellier' electric oven. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, recessed ceiling spotlights, a 'Lamona' stainless steel mixer tap with sink, partially tiled splashback, a uPVC double glazed window to the side elevation with an obscure uPVC glazed door providing access to the rear garden.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a 'Triton' electric shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from continuation of tiled flooring, partially tiled walls, obscure uPVC double glazed window to the rear elevation and a wall mounted chrome towel radiator.



### FIRST FLOOR

The first floor landing enjoys carpeted flooring and a loft hatch providing access to the loft space.

Bedroom one located to the front of the property is a spacious double bedroom enjoying carpeted flooring and two uPVC double glazed windows to the front elevation.

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

Bedroom three is a spacious double bedroom enjoying carpeted flooring, a uPVC double glazed window to the rear elevation and a recessed storage cupboard housing the new 'Main' combi boiler.

## GARDEN & GROUNDS

To the rear of the property is a landscaped low maintenance garden enjoying a large astro-turf area providing ample space for outdoor entertaining and dining beyond which is a large shed with rear lane pedestrian access with full electrical services connected.

## ADDITIONAL INFORMATION

All mains services connected.  
Freehold.  
Council Tax Band - E.



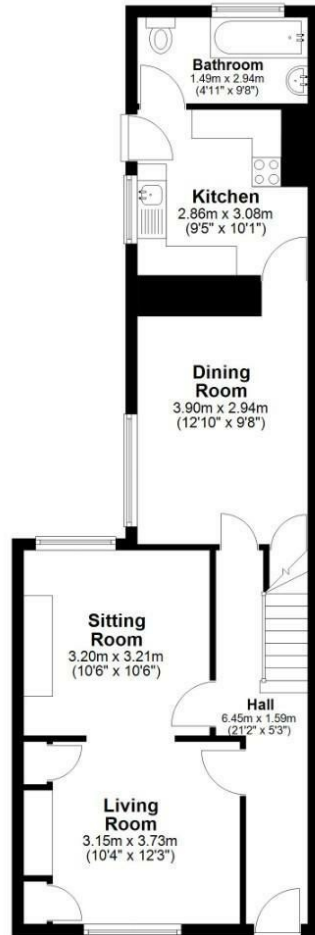
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

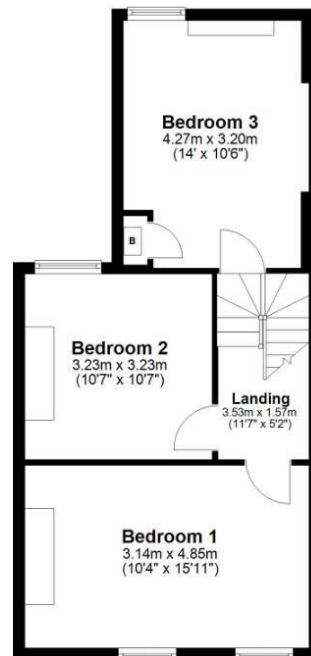
### Ground Floor

Approx. 58.9 sq. metres (634.5 sq. feet)



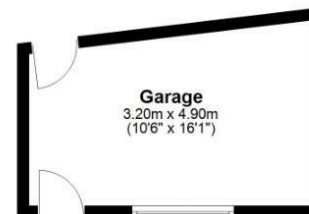
### First Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



### Garage

Approx. 14.3 sq. metres (153.5 sq. feet)



Total area: approx. 119.2 sq. metres (1283.1 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.



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