

11 The Grange Baroness Place

Penarth, Vale of Glamorgan, CF64 3UW

Watts & Morgan



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£650,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented, four bedroom detached family home situated in a desirable area of Penarth. Conveniently located to local amenities, transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, spacious open living room, kitchen, utility area, conservatory, downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property benefits from a large block paved driveway providing off-road parking for several vehicles, integral single garage and beautifully landscaped rear garden. EPC rating 'TBC'.

Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.1 miles

M4 Motorway – 9.8 miles

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Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door with double glazed side panels into a porch benefiting from tiled flooring, tiled walls and a uPVC double glazed window to the side elevation.

A second partially glazed composite door leads into the spacious open living room benefiting from continuation of tiled flooring, two feature electric fireplaces, three ceiling roses, decorative cornice detailing, an under stairs storage cupboard, a uPVC triple glazed window to the front elevation, set of uPVC double glazed French doors providing access to the conservatory and a carpeted staircase with feature lighting and a glass balustrade leading to the first floor.

The conservatory enjoys tiled flooring with underfloor heating, uPVC double glazed windows to all elevations and a set of uPVC double glazed French doors providing access to the rear garden.

The kitchen showcases a range of wall and base units with pressed granite work surfaces. Integral appliances to remain include; an electric oven, an 'Elica' 4-ring induction hob with downdraft extraction, a dishwasher and a 'Logic' freestanding fridge/freezer. The kitchen further benefits from tiled flooring, ceiling spotlights and a uPVC double glazed window to the rear elevation.

The utility area has been fitted with a range of wall units with space and plumbing provided for freestanding white goods. The utility area further benefits from tiled flooring, tiled walls and a uPVC double glazed door with built-in blinds providing access to the side return.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a feature oval wash-hand basin and a WC set within a vanity unit. The cloakroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

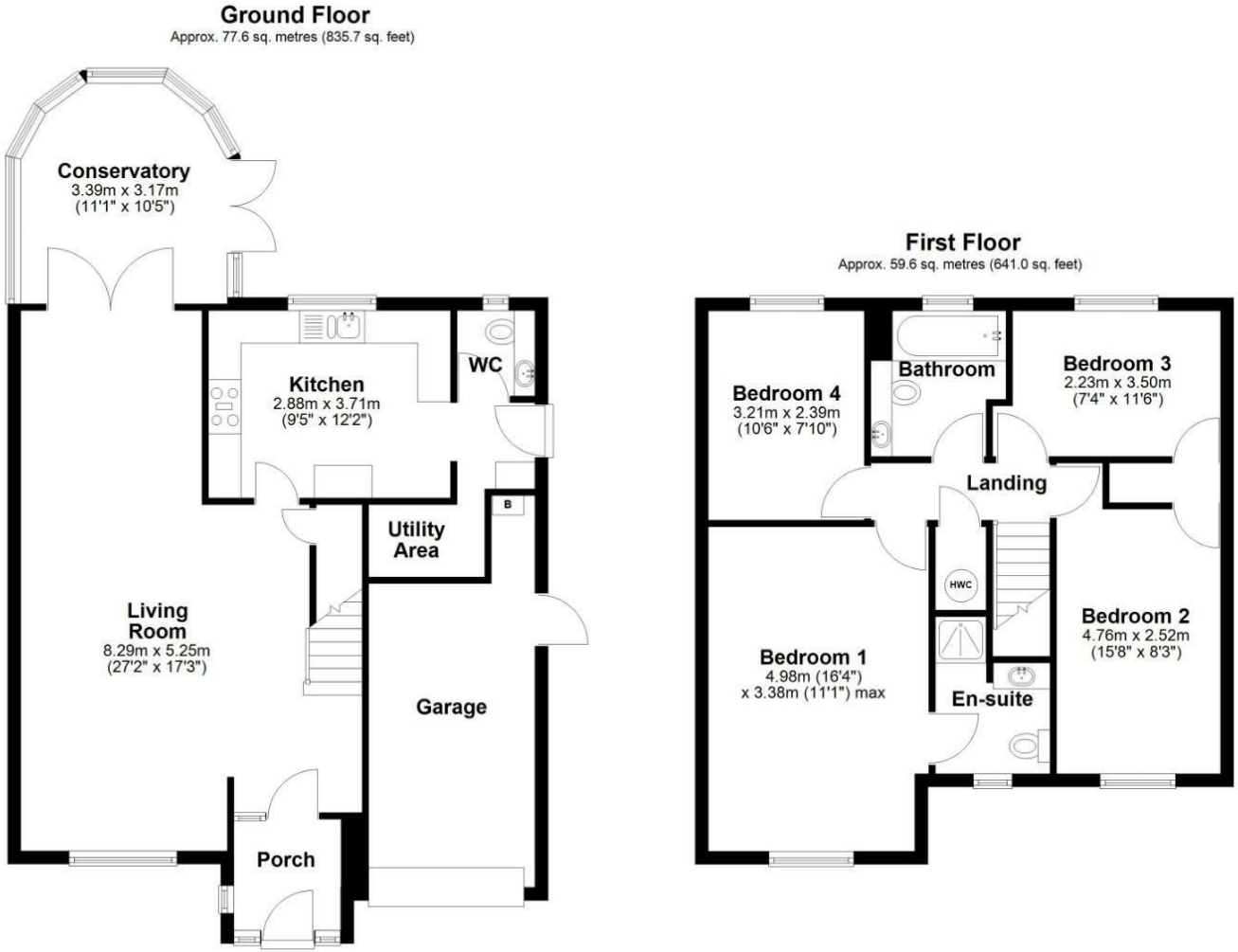
First Floor

The first floor landing benefits from carpeted flooring, a large recessed storage cupboard housing the hot water cylinder and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights an extractor fan and an obscure uPVC triple glazed window to the front elevation.

Bedroom two is another spacious double bedroom and enjoys carpeted flooring, a storage cupboard and a uPVC triple glazed window to the front elevation.

Bedroom three is a double bedroom enjoying carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.



Total area: approx. 137.2 sq. metres (1476.7 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.

Bedroom four, currently used as a dressing room, benefits from carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights an extractor fan, a awall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.

Garden & Grounds

11 The Grange is approached off the road onto a large block paved driveway providing off-road parking for several vehicles, beyond which is an integral single garage.

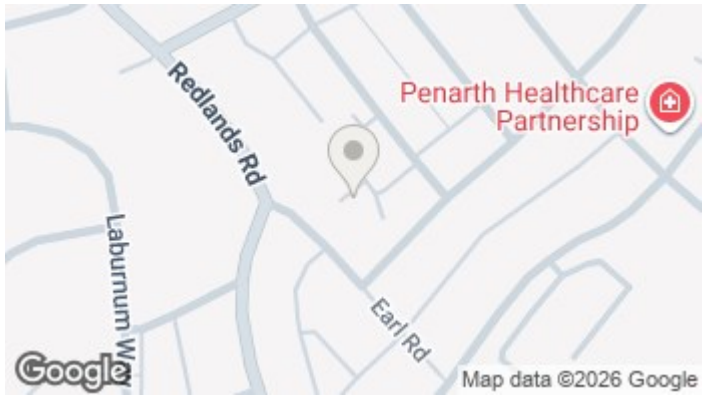
The beautifully landscaped, enclosed rear garden is laid with a mixture of artificial lawn, slate chippings and patio tile providing ample space for outdoor entertaining and dining. The rear garden also benefits from a large wooden summer house.

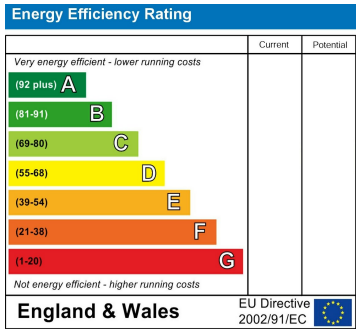
Additional Information

All mains services connected.

Freehold.

Council tax band 'G'.





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