



16 Carys Close, Penarth

Penarth

Guide Price £460,000



## 16 Carys Close

Penarth, Penarth

Well presented 2-bed semi-detached bungalow with en-suite, new decor and flooring, driveway, garage, private garden. Cul-de-sac near Penarth centre. No chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- EN-SUITE SHOWER ROOM
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- GARAGE
- POTENTIAL TO EXTEND
- NO ONGOING CHAIN





## Hallway

Enter through a PVC door with glazed side panels into the L shaped hallway. Recently tiled flooring. Built in storage cupboard. Flat plastered walls and ceiling with loft access. The loft has pull down ladder and is partially boarded. Radiator. Doors leading into :-

## Lounge

11' 5" x 19' 6" (3.48m x 5.94m)

A lovely bright lounge with fitted carpet, feature fireplace with electric fire in-situ. Flat plastered walls. Neutral decor. Sliding patio doors with vertical blinds opening to access rear garden. Coved and textured ceiling. Two single pendant light fittings. Radiator

## Kitchen/Breakfast Room

16' 5" x 10' 10" (5.00m x 3.30m)

Continuation of ceramic tiled flooring. A range of base and eye level units with curved edging, high gloss doors and complementing work surfaces. Inset single drainer sink with mixer tap over. Built in double oven and electric hob with extractor fan over, glass splash back. Integrated washing machine, dish washer, fridge/freezer and larder cupboard. Space for sofa and breakfast table. Sliding patio doors accessing the rear garden. Flat plastered ceiling with recessed lighting.

## Bedroom One

11' 4" x 12' 9" (3.45m x 3.89m)

Fitted carpet, window to front with vertical blind. A range of built in wardrobes. Radiator. Coved and textured ceiling.

## Bedroom Two

9' 4" x 11' 0" (2.84m x 3.35m)

Fitted carpet, Radiator. Window to front with vertical blind. Coved and textured ceiling. Door into :-

## En-suite

2' 9" x 7' 5" (0.84m x 2.26m)

Ceramic tiled flooring. Close coupled WC, wash hand basin inset into a vanity unit. Shower cubicle with shower running from mains and a Bi-folding door. Fully tiled walls. Obscure window to side.

## GARDEN

The front of the property has a blocked paved driveway leading to a detached garage. Space for several cars. Outside tap. Timber gate giving side access. The rear garden is nice and private its enclosed and has a paved patio area with decorative arbour. Large shingled area with washing line. Raised flower boarder. Outside lighting and power point. A really good sized plot that would be perfect for extending if correct planning was to be applied for and granted

## GARAGE

### Triple Garage

Parking to the front for several cars and single sized detached garage/workshop. Up and over door. Power and lighting. Further door opening into garden.







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