



Wordsworth Avenue, Penarth, CF64 2RN

Welcome to

Wordsworth Avenue, Penarth

An ideal family home set in the always sought after 'Gardens' area of Penarth, offered with NO CHAIN and conveniently located for the amenities in the town centre, as well as for access to rail and road links and highly regarded schools. With three bedrooms, driveway and generous gardens.

Entrance Hall

Enter via a part double glazed door. Double glazed picture window to front. Stairs to first floor. Picture rail. Wood block flooring. Radiator.

Lounge

Double glazed bay window to front. Picture rail. Wood block flooring. Open plan to dining area

Dining Area

Double glazed sliding patio doors to rear. Picture rail. Wood block flooring. Radiator.

Kitchen / Breakfast Room

Double glazed window to rear. Three double glazed windows to side. Floor and wall mounted kitchen units with work surface over. one and a half bowl and drainer sink unit with mixer tap over. Tiled splashbacks. Space for fridge-freezer. Gas cooker point. Radiator. Wall mounted gas central heating boiler. Door to conservatory.

Conservatory

Double glazed windows to rear overlooking the rear garden, part double glazed door giving access to the rear garden.

Landing

Double glazed window to side. Spindles and balustrades. Picture rail. Loft access.

Bedroom 1

Double glazed bay window to front. Radiator.

Bedroom 2

Double glazed window to rear. Airing cupboard housing hot water tank. Radiator.

Bedroom 3

Double glazed window to front. Radiator.

Bathroom

Double glazed window to rear. Panelled bath with electric shower over and screen. Pedestal wash hand basin. Tiled walls. Radiator.

Wc

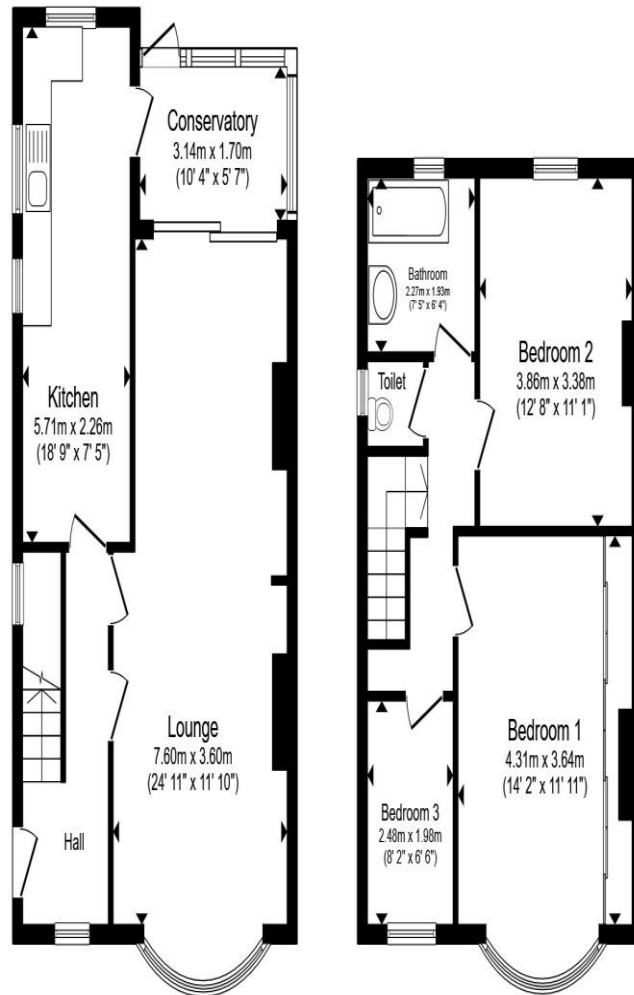
Double glazed window to side. WC

Front Garden & Driveway

Good sized garden laid to lawn providing some privacy from the road, and brick paved driveway leading to the side and providing parking for two to three cars. Side access to the rear via timber fencing and gate.

Rear Garden

The garden to the rear is level and generously proportioned and is laid predominantly to lawn with paved patio and timber fenced boundaries.



Ground Floor

First Floor

Total floor area 102.0 m² (1,098 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Wordsworth Avenue, Penarth

- An ideal family home set in the always sought after 'Gardens' area of Penarth, offered with NO CHAIN and conveniently located for the amenities in the town centre.
- The accommodation at the property briefly consist of an entrance hall, a spacious open plan lounge and dining room, and extended kitchen with breakfast area and a conservatory all to the ground floor.
- To the first floor are three bedrooms, a family bathroom and a separate WC.
- Good size front garden providing some privacy from the road as well as a long driveway providing parking for two to three cars. The garden to the rear is also generously proportioned.
- Coupled with the area to the side, the plot provides space to extend the property, subject to the usual planning constraints

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

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the traffic lights and pass directly over to continue along Stanwell Road. At the mini roundabout take the third exit onto Grove Terrace and follow the road to the T-junction. At the junction turn left onto Wordsworth Avenue, follow the road for approximately 200m and the property will be found on the right hand side marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106976



Property Ref:
PNR106976 - 0010

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