



**Willow Close, Penarth, CF64 3NG**

allen & harris

## Welcome to

### Willow Close, Penarth

Occupying a quiet position at the end of cul-de-sac, this nicely presented home offers plenty of space for a growing family and is ideally located for both Stanwell and St Cyres Schools. With FOUR bedrooms, parking, a generous southerly facing rear garden, conservatory and WC it ticks all the boxes.

#### **Entrance Hall**

Enter via a part double glazed door, double glazed window to front, stairs to first floor with storage cupboard under, laminate flooring, radiator and door to lounge and kitchen/breakfast room.

#### **Lounge**

20' 2" x 11' 9" max ( 6.15m x 3.58m max )  
Double glazed window to front, feature fireplace with inset gas fire, soft oak flooring, radiator and double glazed double doors to conservatory.

#### **Conservatory**

8' 10" x 7' 10" ( 2.69m x 2.39m )  
Double glazed windows to rear and sides, part double glazed door to side, laminate flooring and radiator.

#### **Kitchen / Breakfast Room**

12' 4" x 11' 3" ( 3.76m x 3.43m )  
Double glazed window to rear, one and a half bowl and drainer sink unit with mixer tap over, tiled splash-back, floor and wall mounted kitchen units with complimenting work surface over, breakfast bar, built-in larder, integrated fridge-freezer, space for electric cooker and washing machine, tiled floor and part glazed timber door to outhouse.

#### **Outhouse**

Window to side, built storage cupboard, door to wc and door to rear garden

#### **Wc**

Window to side, high level wc

#### **First Floor Landing**

Airing cupboard housing gas central heating combi boiler (serviced annually by British Gas)

#### **Bedroom 1**

10' 8" x 9' 8" ( 3.25m x 2.95m )  
Double glazed window to front, wardrobe to one wall, built-in double wardrobe, radiator and laminate flooring.

#### **Bedroom 2**

12' 8" max x 9' 7" ( 3.86m max x 2.92m )  
Double glazed window to rear, built-in double wardrobe, laminate flooring and radiator.

#### **Bedroom 3**

10' 2" x 9' 5" max ( 3.10m x 2.87m max )  
Double glazed window to front, laminate flooring, radiator and loft hatch.

#### **Bedroom 4**

10' 1" x 6' 11" ( 3.07m x 2.11m )  
Double glazed window to front, laminate flooring and radiator.

#### **Bathroom**

7' 1" x 6' 11" ( 2.16m x 2.11m )  
Double glazed window to front, pedestal wash hand basin, panelled bath with shower and screen over, wc, laminate flooring and radiator.

#### **Front Garden**

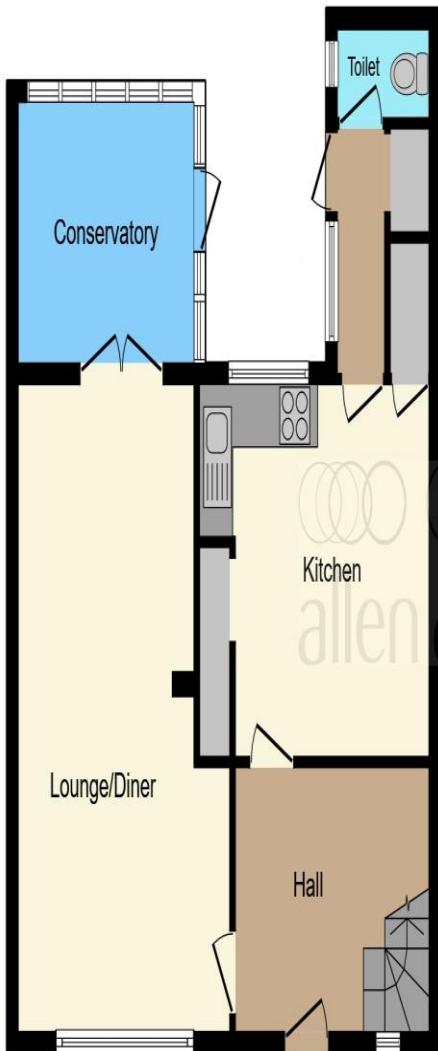
Paved driveway providing off road parking with remainder laid to lawn, low level boundary wall and side access to rear via an alleyway.

#### **Rear Garden**

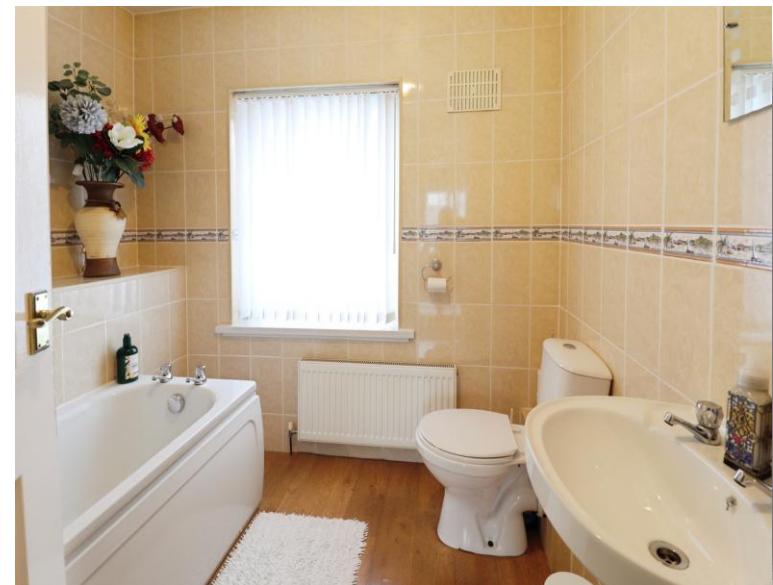
South-easterly facing generous and level rear garden laid to patio slab and lawn with maturely planted shrub borders, timber fenced boundaries and outside tap.

#### **Tenure**

Freehold



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.focalagent.com](http://www.focalagent.com)



## Welcome to

### Willow Close, Penarth

- Occupies a quiet position at the end of cul-de-sac, this nicely presented home offers plenty of space for a growing family.
- FOUR BEDROOMS and a family bathroom to the first floor.
- Spacious lounge/diner, conservatory, kitchen and WC to the ground floor.
- Southerly facing and level rear garden, perfect for children as well as providing space to extend if required (subject to the usual planning restrictions)
- Off-road parking, gas central heating via a combination boiler and double glazing.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£365,000**



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Property Ref:  
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