



**Beechwood Drive, Penarth, CF64 3QZ**

## **Welcome to**

### **Beechwood Drive, Penarth**

A semi-detached bungalow with NO CHAIN, set on a sought-after road in Penarth. Offering spacious accommodation throughout including two double bedrooms, a lounge and kitchen, as well as gardens parking and garage, it's a great opportunity to create a home tailored to your style.

#### **Entrance Porch**

Enter via a part double glazed door to hallway

#### **Entrance Hall**

Built in double wardrobe, loft access, radiator and doors to two bedrooms, bathroom and lounge.

#### **Lounge**

13' 11" x 12' 9" ( 4.24m x 3.89m )

Double glazed double door to rear, glazed door to kitchen, fire with back boiler and radiator.

#### **Kitchen**

10' 11" x 10' 1" ( 3.33m x 3.07m )

Double glazed window and part double glazed door to rear, floor and wall mounted kitchen units with work surface over, single bowl and drainer sink unit with mixer tap over, airing cupboard housing hot water tank, tiled splash-backs and floor, gas cooker point, space for fridge-freezer and washing machine.

#### **Bedroom 1**

12' 7" x 10' 6" ( 3.84m x 3.20m )

Double glazed window to front and radiator.

#### **Bedroom 2**

12' 9" x 10' 5" ( 3.89m x 3.17m )

Double glazed window to front, radiator and parquet timber flooring.

#### **Bathroom**

Double glazed window to front, wc, pedestal wash hand basin panelled bath, radiator, loft access part tiled walls to dado height and tiled floor.

#### **Front Garden**

Laid to paving slabs and concrete providing off road parking and continuing down the side to a wrought iron gate providing side access to rear.

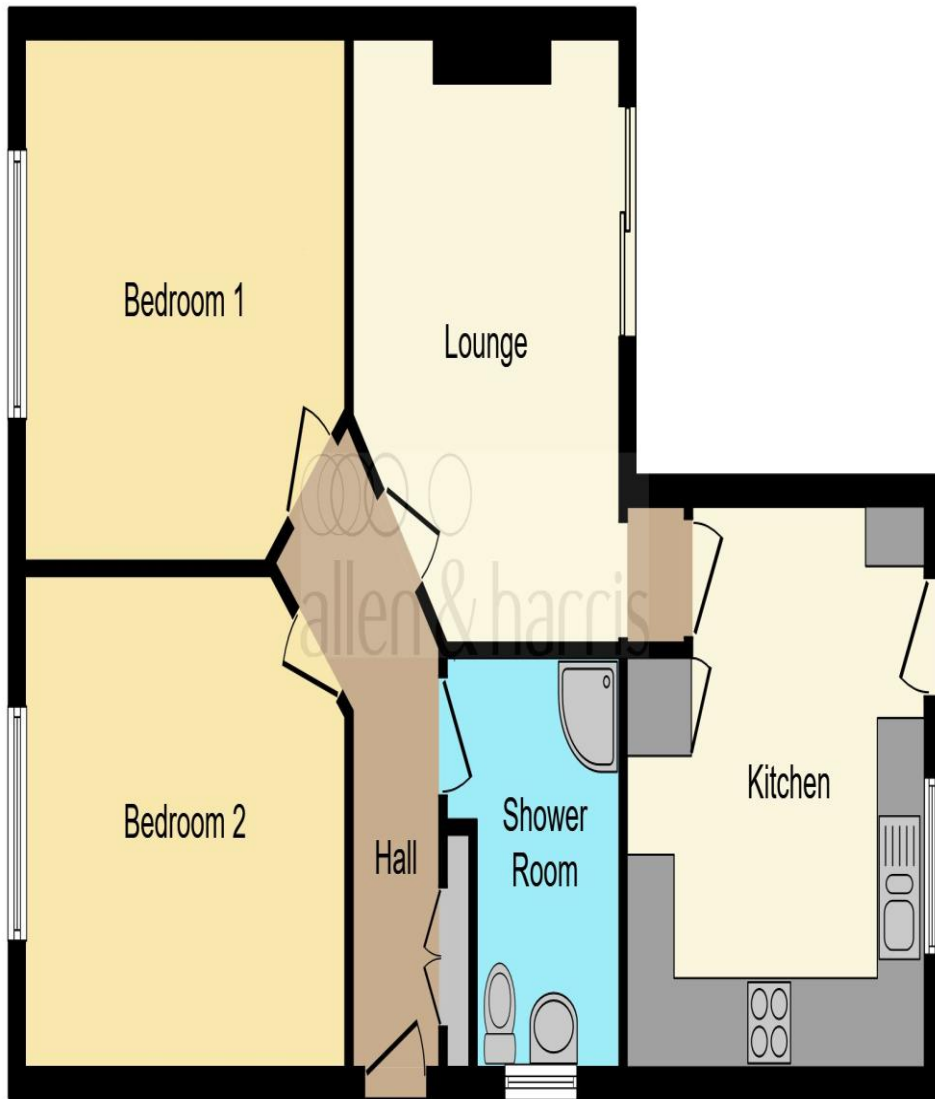
#### **Rear Garden**

Enclosed rear garden with timber fenced boundaries, large timber deck and glazed door to garage.

#### **Garage**

17' 5" x 8' 1" ( 5.31m x 2.46m )

Window to side, accessed via an up and over door, power.



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

### Beechwood Drive, Penarth

- Two-bedroom semi-detached bungalow offered with NO CHAIN.
- Spacious living accommodation on one level, including two double bedrooms, spacious lounge and separate kitchen.
- Generous front and rear gardens
- Driveway providing off-road parking for several cars leading to a GARAGE.
- Popular street set in a quiet residential setting close to transport links

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £325,000

#### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the lights and continue over along Stanwell Road and then take the first left onto Victoria Road. Continue down Victoria Road to the traffic lights at the end and go straight over onto Dinas road. Take the third left turn off Dinas Road onto Beechwood Drive where the house can be found on the left hand side, marked by our For Sale board.

**view this property online** [allenandharris.co.uk/Property/PNR106506](http://allenandharris.co.uk/Property/PNR106506)



Property Ref:  
PNR106506 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



  
allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](http://allenandharris.co.uk)