



Harriet Street, £280,000

- COUNCIL TAX BAND - D
- IDEAL FOR FIRST TIME BUYERS
- COASTAL TOWN
- CLOSE TO TRAIN STATION
- CLOSE TO LOCAL AMENITIES
- EPC Rating: D



 3  1  2



About the property

Situated in the popular Cogan area of Penarth a highly regarded coastal town offering a wide range of excellent amenities. The area benefits from a selection of well-respected primary and secondary schools, making it a popular choice for families. Penarth town centre is close by and provides an excellent variety of independent shops, cafés, restaurants and leisure facilities and well served by public transport links, with easy access to Penarth train station and regular bus services, providing convenient links to Cardiff city centre and surrounding areas.

This well-presented three-bedroom mid-terrace home offers spacious accommodation and convenient access to local amenities, transport links, and Cardiff city centre.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious lounge, second reception room with French doors leading to rear garden, kitchen ideal for both relaxing and entertaining and to the rear a family bathroom.

To the first floor are three well-proportioned bedrooms and WC. The property further benefits from gas central heating and double glazing throughout.

Accommodation

Entrance Hallway

Entered via a UPVC front door, the hallway provides access to the ground floor accommodation and stairs rising to the first floor.

Living Room

11' 2" max x 10' 11" max (3.40m max x 3.33m max)

A spacious and well-proportioned reception room positioned to the front of the property, offering ample space for living furniture. Features include a window to the front aspect and a pleasant outlook, creating a bright and welcoming space.

Reception Room

14' 8" max x 10' 11" max (4.47m max x 3.33m max)

A bright and well-proportioned reception room offering ample space for both living and dining furniture, positioned to the rear of the property with French doors opening out into the rear garden, allowing plenty of natural light, creating a comfortable and welcoming living space

Kitchen

10' 2" max x 8' 8" max (3.10m max x 2.64m max)

modern kitchen finished to a high standard and comprising a contemporary range of wall and base units with complementary



15' max x 11' 3" max (4.57m max x 3.43m max)

A generous double bedroom positioned to the front of the property, offering ample space for a double bed and additional bedroom furniture.

Bedroom 2

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

A further well-sized double bedroom overlooking the rear garden, benefiting from plenty of natural light

Bedroom 3

9' 6" max x 8' max (2.90m max x 2.44m max)

A good-sized third bedroom, ideal for use as a child's room, home office or guest bedroom.

W C

Conveniently positioned on the first floor and comprising a low-level WC and wash hand basin, offering added practicality for everyday use.

work surfaces. Integrated appliances, with a stylish finish and a practical space for everyday use

Family Bathroom

A stylish, modern bathroom finished to a high standard and comprising a contemporary suite with bath and shower over, wash hand basin and WC. Tastefully tiled with modern fittings, creating a sleek and relaxing space.

First Floor Landing

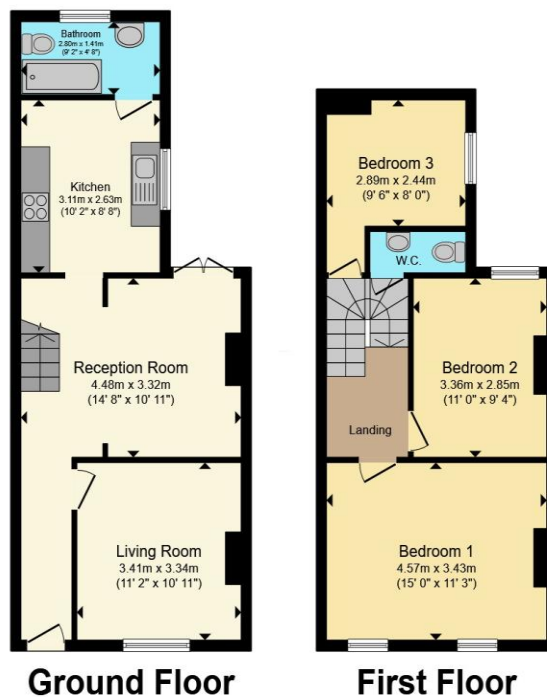
Providing access to all bedrooms and WC, with loft access.

Bedroom 1

02920 703799

penarth@peteralan.co.uk

Floorplan



Total floor area 88.1 m² (949 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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let