



HEATH AVENUE

PENARTH





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PENARTH, CF64 2QZ - £385,000



4 bedroom(s)



1 bathroom(s)



1313.00 sq ft

With accommodation over 3 floors - making this an incredibly spacious and versatile family home. Beautifully presented and greatly improved throughout. Larger style semi detached house boasting 4-5 bedrooms. Situated upon this quiet and select side road on a popular part of Penarth. For sale with an early completion. With access to a train station and Leisure Center with indoor pool including substantial grounds.

Briefly comprising a spacious and welcoming entrance hall, generous lounge, large kitchen with modern units including an island unit with breakfast bar & fully integrated to include fridge, freezer, dishwasher plus washing machine and built in double oven & hob. To the lower ground floor there is a living room and bedroom plus cloakroom/wc. Finally on the first floor there are 3 bedrooms plus a contemporary wet room/wc. Complimented with gas central heating and upvc double glazing.

With a front garden with brick paved drive and attached garage (new door - 2024) plus a generous & landscaped enclosed garden at the rear. Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies

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Negotiator







Energy Efficiency Rating

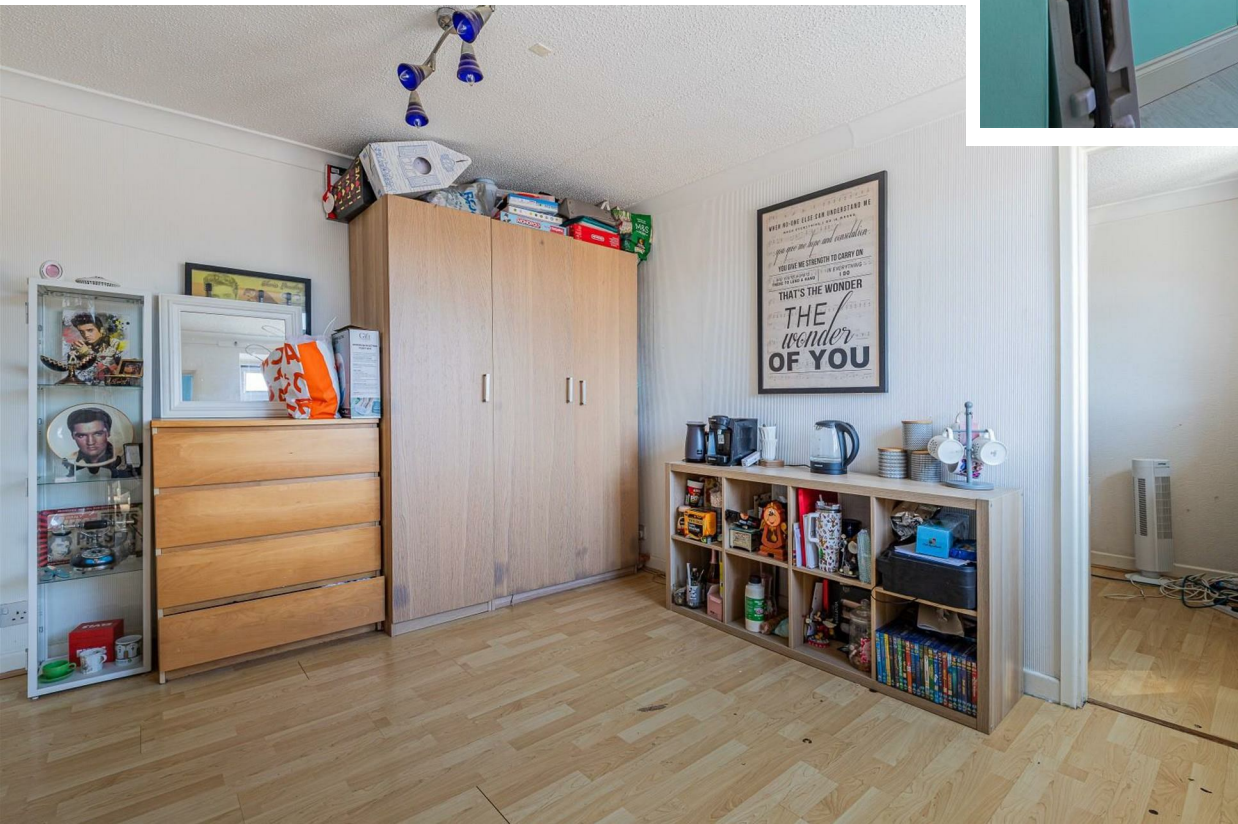
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALL

Spacious and welcoming entrance hall, stairs rise to the first floor, side glazed panel to the upvc door.

LOUNGE

4.42m x 3.56m (14'6" x 11'8")

Spacious living room, picture window to front, TV point, inset living flame gas fire, twin glazed doors to the kitchen.

KITCHEN

5.51m x 3.73m max (18'1" x 12'3" max)

Extensively fitted with a modern range of white Hi Gloss wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap, features include an island unit incorporating breakfast bar with an inset gas hob plus integrated fridge & freezer, other appliances include integrated dishwasher plus washing machine with built in double oven, tiled floor, window to rear plus French doors open to a 'Juliet' balcony.

LOWER GROUND FLOOR

Side window with stairs leading to the lower ground floor with door into the garden, secret door conceals the tumble drier that is located in the garage.

RECEPTION ROOM/BEDROOM

3.56m x 3.18m (11'8" x 10'5")

Possible 5th bedroom, window to rear, laminate floor.

BEDROOM 4

3.68m x 2.13m (12'1" x 7')

Double bedroom, window to rear.

CLOAKROOM

Tiled surround and white suite comprising a wash hand basin & close coupled wc, tiled floor, windows to side & rear.

FIRST FLOOR LANDING

Spacious Landing, window to side, access to the loft, cupboard housing the gas boiler.

BEDROOM 1

4.37m max x 3.18m max (14'4" max x 10'5" max)

Master double bedroom, window to front, laminate flooring.

BEDROOM 2

3.18m x 3.15m (10'5" x 10'4")

Double bedroom, window to rear, laminate flooring, built in floor to ceiling wardrobes, TV point.



BEDROOM 3

2.92m max x 2.29m (9'7" max x 7'6")

Generous single bedroom, window to front, built in cupboard over the stairs.

WET ROOM

Contemporary suite with shower area plus glass folding screen, wall mounted wash hand basin & 'floating' close coupled wc - concealed cistern, Travertine tiled walls and natural stones flooring, 2 windows to rear, heated chrome towel rail.

GARDEN

Front garden - neat lawn plus low boundary wall, brick paved drive allowing off road parking and leading to the garage. Landscaped enclosed rear garden - fenced with Indian sand stone paving, includes a sunken ornamental fish pond, exterior power sockets including an outside wall mounted TV.

GARAGE

4.93m x 2.49m (16'2" x 8'2")

Attached single garage, light & power, water tap, rear door with steps leading into the garden, replacement up & over door (2024).

INFORMATION

We believe the property is Freehold.
Council Banding - Band F £3,068.02 (2025-2026)

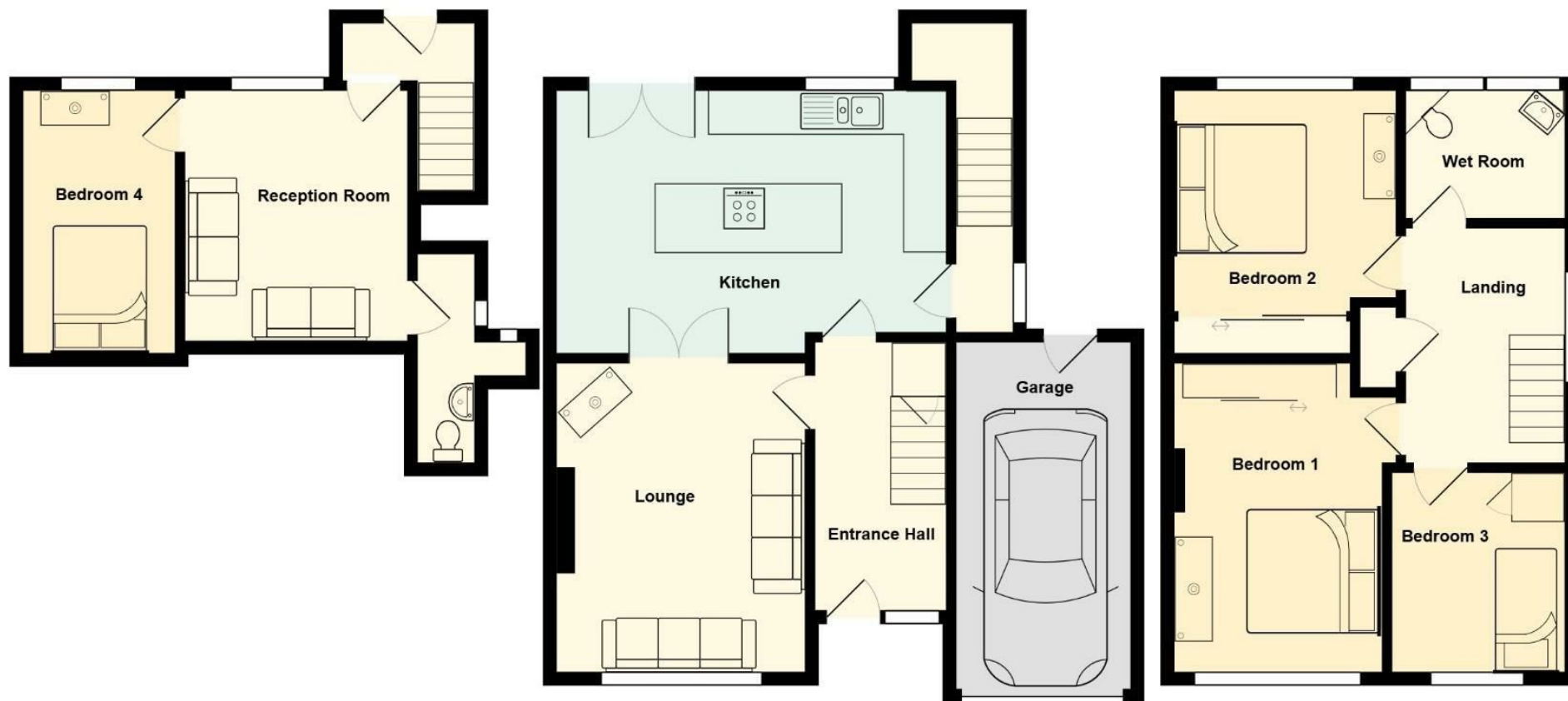
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This beautifully maintained house with superb accommodation over 3 floors makes for an amazing family home. The large rear garden - landscaped to include an outdoor TV - perfect for watching the big game. The versatile accommodation allows 4 or 5 bedrooms and can be offered with an early completion.

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Comments by Mr Paul Davies





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Jeffrey Ross