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Wordsworth Avenue

CARDIFF

VALE

CAERPHILLY

BRISTOL



The 'Gardens' is an incredibly popular part of Penarth. The properties are 1930's traditional semi detached houses with 2 parks - Victoria & The Golden Gates. There is also a short walk to the small precinct at Tennyson Road with a selection of local shops.

Comments by Mr Paul Davies

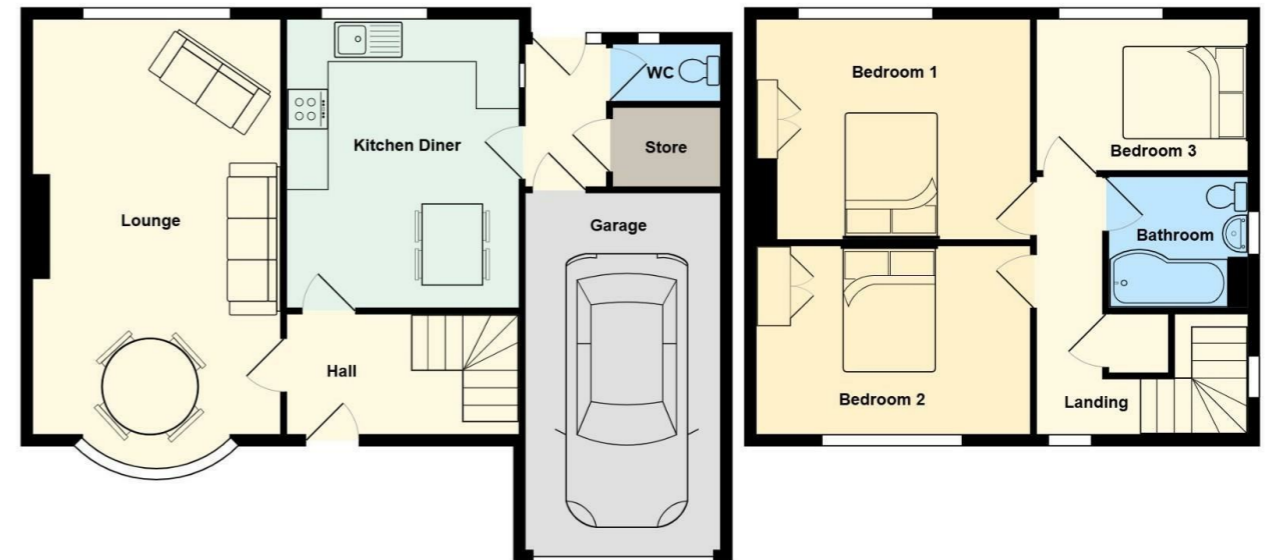


Property Specialist
Mr Paul Davies
 Property Management Co-ordinator
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The location of the house was what attracted us straight away, just a 10 minute walk to Dingle Road Train station with frequent trains for a 10 minute commute to Cardiff. There are also buses to Penarth Centre, Cardiff and Barry in Redlands Road at the top of Wordsworth Avenue.

Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Wordsworth Avenue

, Penarth, CF64 2RP

£450,000



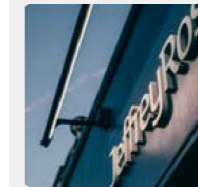
3 Bedroom(s)



1 Bathroom(s)



947.00 sq ft



Contact our
Penarth Branch

02920415161

Entrance Hall

Access to the lounge and kitchen, stairs rise to the first floor with spacious cupboard beneath.

Lounge 22'1" into bay x 11'9" max (6.73m into bay x 3.58m max)

Spacious living room, bow window to the front and rear window overlooking the garden, TV point.

Kitchen Diner 13'5" x 11' (4.09m x 3.35m)

Spacious room with space for table & chairs, fitted wall and base units with laminate worktop and stainless steel sink & drainer with mixer tap and tiled splash backs, space for cooker with cooker hood over, plumbed for washing machine and fridge/freezer, windows to rear and side, wall mounted combination boiler.

Lobby & WC

Lobby with doors into the garage and garden plus access into a store room and access into a ground floor WC - rear window.

First Floor Landing

Windows to front and side, access to the loft, linen cupboard.

Bedroom 1 13' max 10'6" (3.96m max 3.20m)

Master double bedroom, window to rear, built in double wardrobe.

Bedroom 2 12'10" max x 8'9" (3.91m max x 2.67m)

Double bedroom, window to front, built in double wardrobe.

Bedroom 3 10' x 7'2" (3.05m x 2.18m)

Generous 3rd bedroom, window to rear.

Bathroom

Modern white suite comprising a P shape panel bath with shower over & glass screen, pedestal wash hand basin and close coupled wc, window to side, extractor fan.

Garden

Open frontage with low boundary wall allowing off road parking. Generous enclosed rear garden - laid to lawn, shrub borders & display.

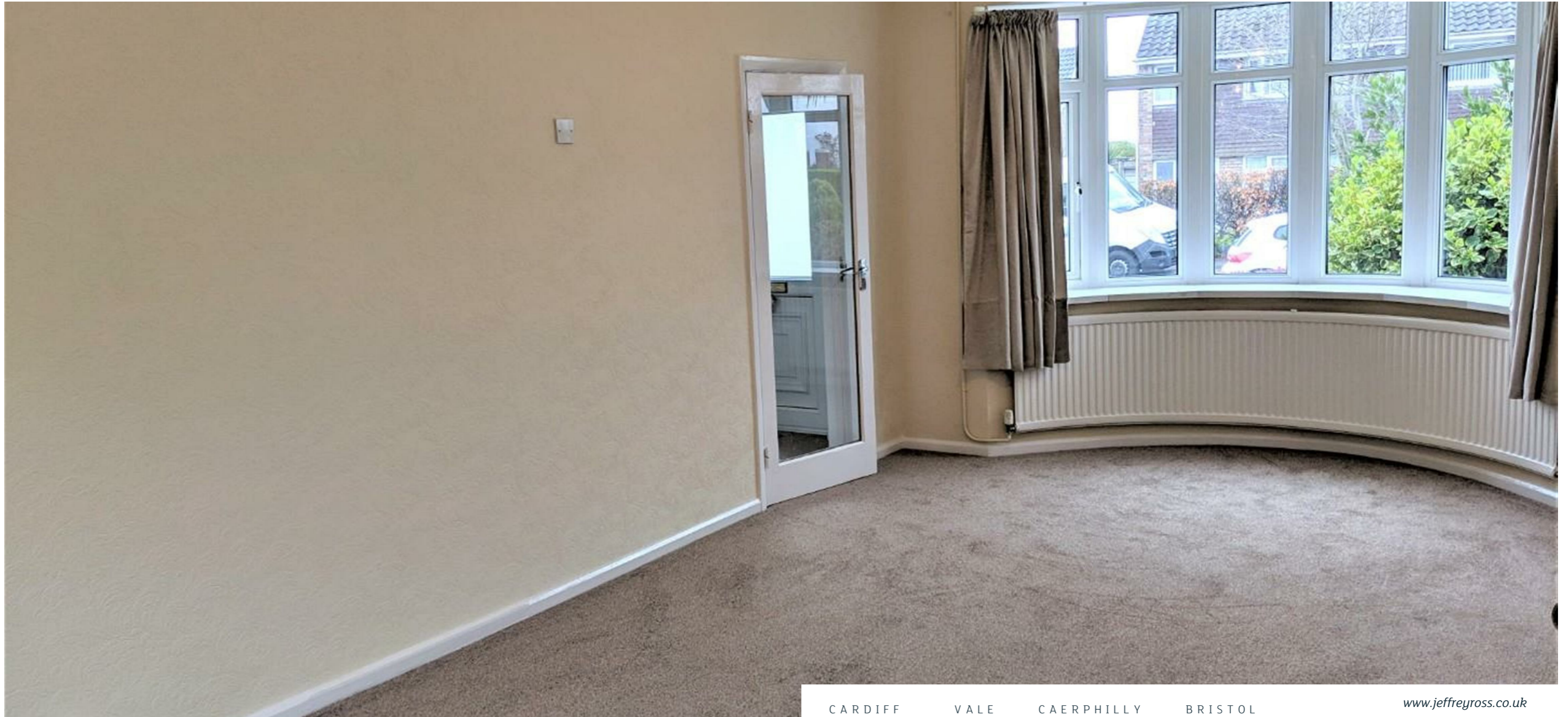
Garage 16'11" x 9'3" (5.16m x 2.82m)

Integral single garage, up & over door allowing access.

Information

We believe the property is Freehold.
Council Banding - Band E £63,662,7





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