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*Hazel Road*

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mr Paul Davies



**Property Specialist**

**Mr Paul Davies**

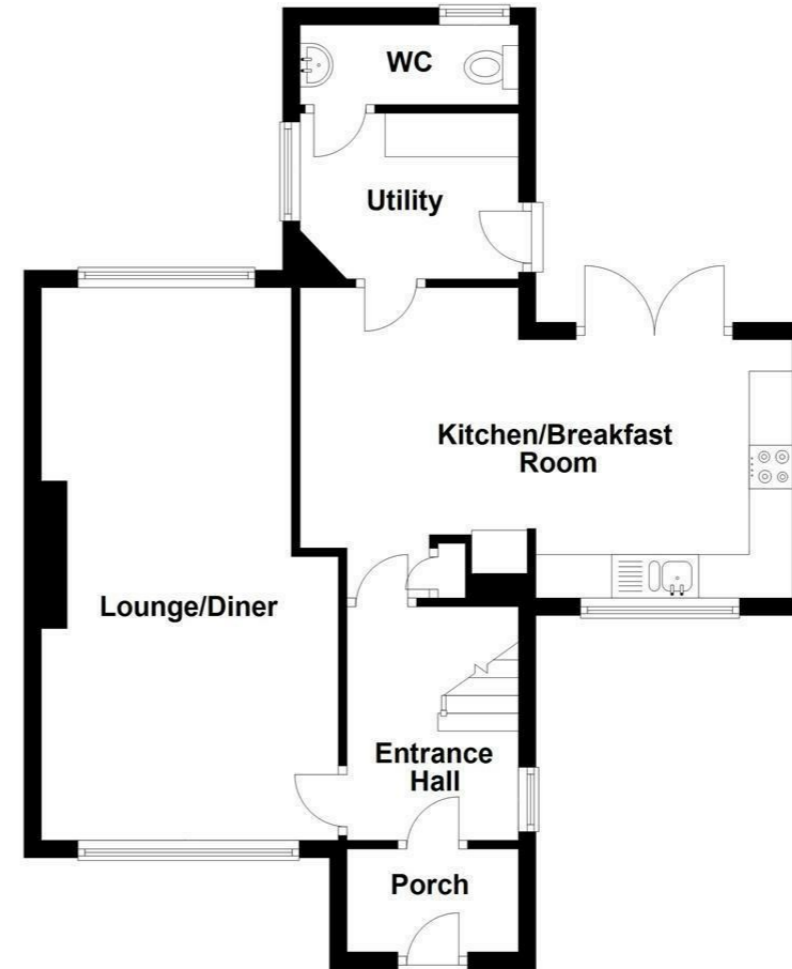
Property Management Co-ordinator

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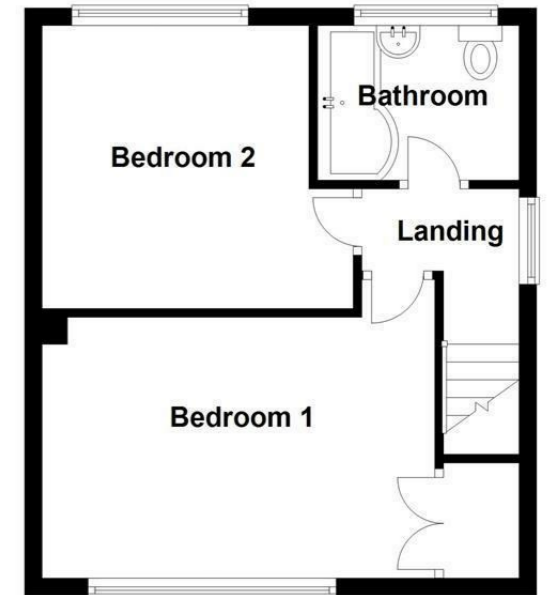


Comments by the Homeowner

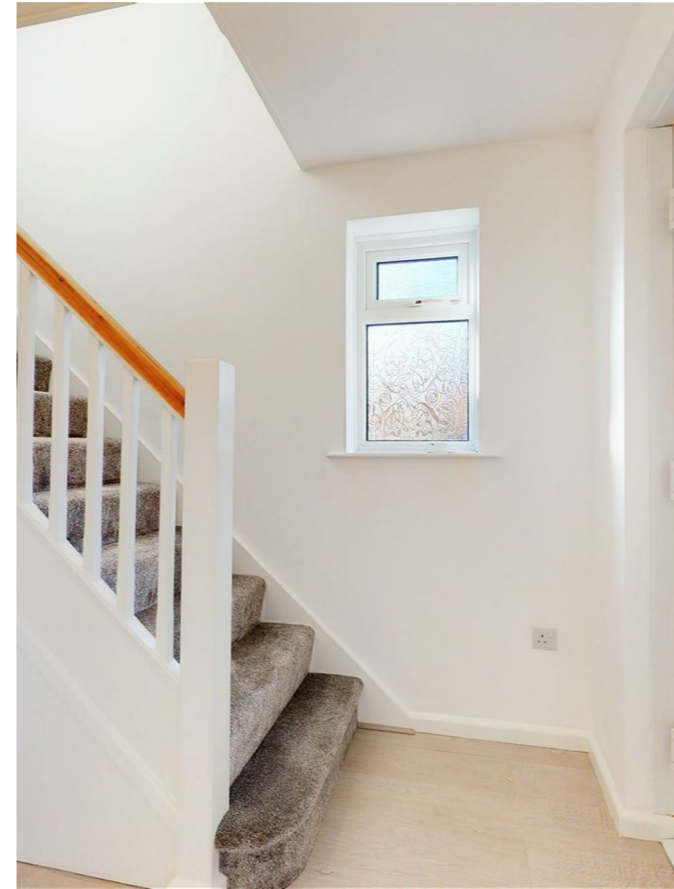
**Ground Floor**  
Approx. 54.4 sq. metres (585.3 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (375.5 sq. feet)



Total area: approx. 89.3 sq. metres (960.7 sq. feet)



# Hazel Road

, Penarth, CF64 3PY

£285,000



2 Bedroom(s)



1 Bathroom(s)



990.00 sq ft



Contact our  
**Penarth Branch**

02920415161

For sale with no on-going chain. Totally renovated & extended semi detached house. Beautifully presented with a contemporary crisp white interior.

Benefits from an enclosed generous Westerly facing garden plus larger than average detached garage plus parking.

Planning permission granted in 2020 to extend above the kitchen providing a 3rd double bedroom. Catchment for the popular Victoria Primary & Stanwell Secondary Schools.

Briefly comprising of a porch, entrance hall, spacious lounge & dining room, extended kitchen/breakfast room - refitted units, utility room plus ground floor cloakroom/wc. To the first floor there are 2 large double bedrooms - built in wardrobes to the master plus a stylishly appointed bathroom/wc - shower. Complimented with gas central heating & upvc double glazing plus newly laid laminate flooring to most rooms and 2 newly replaced flat roofs to the kitchen and rear extension.

Viewing highly recommended.



#### Porch

Enter via a stylish composite door into a spacious porch - upvc clad walls and tiled floor.

#### Entrance Hall

Enter via another stylish composite door into a welcoming entrance hall, window to side, stairs rise to the first floor with cupboard under, contemporary grey laminate flooring.

#### Lounge Dining Room 20'11" x 11'2" max (6.38 x 3.40 max)

Generous through living room, windows to front & rear, contemporary grey laminate flooring, living flame inset gas fire with marble hearth and surround.

#### Kitchen Breakfast Room 18'7" max x 11'11" max (5.66 max x 3.63 max)

Extended to the side now allowing room for table & chairs, newly fitted with a modern range of white wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap and tiled splash backs, grey laminate flooring, integrated dishwasher, space for fridge/freezer with built in oven, hob & cooker hood, window to front plus French doors leading into the rear garden, concealed gas combination boiler, 6 recessed ceiling spot lights, built in cloaks cupboard.

#### Utility Room 7'0" x 6'5" (2.13 x 1.96)

Fitted base cupboard with laminate worktop, plumbed for washing machine with space above for a tumble drier, tiled floor, window to side and door to rear garden.

#### Cloakroom

Fitted with a modern white suite comprising a vanity wash hand basin and close coupled wc - soft close seat, tiled floor, window to rear.

#### First Floor Landing

Window to side, access to all rooms plus access to the loft.

#### Bedroom 1 14'5" x 9'9" (4.39 x 2.97)

Master double bedroom, large window to front, laminate flooring, built in deep double wardrobe with over head cupboard.

#### Bedroom 2 11'1" max x 10'11" (3.38 max x 3.33)

Double bedroom, window to rear, laminate flooring.

#### Bathroom

Fitted with a modern white suite comprising a panel P shape bath with independent shower over with glass screen, vanity wash hand basin and close coupled wc - soft close seat, heated chrome towel rail, tiled surround, contemporary grey laminate flooring, window to rear, extractor fan, 4 ceiling spot lights.

#### Garden

Generous paved front garden, boundary wall, wrought iron side gate leads through to the rear garden. Enclosed generous rear garden - Westerly facing, boundary wall and fencing, mostly paved with a central artificial lawn, outside tap, rear gate.

#### Garage 20'1" x 10'0" (6.12 x 3.05)

Detached larger than average single garage, up & over door allowing access, light & power, side door into the garden plus window to rear, parking to the front of the garage.

#### Council Band D - £1,780.99





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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	

