



ELFED AVENUE

PENARTH









## ELFED AVENUE

PENARTH, CF64 3LY - £422,500



5 bedroom(s)



2 bathroom(s)



2009.00 sq ft

For sale with no on-going chain and boasting over 2,000 square footage of living space over 2 floors. Now providing a spacious and versatile family home. Large end of terrace with side double storey extension. Benefitting from off road parking plus a large enclosed rear lawned garden. Further benefitting from fitted solar panels providing free electricity on sunny days. Briefly comprising an entrance porch, hall, lounge, dining room - sliding doors into the garden, impressively large family room - French doors to the garden plus there is a modern kitchen - integrated dishwasher plus built in double oven, hob & hood. To the first floor there are 5 bedrooms (4 doubles) with the master benefitting from an en suite bathroom with bath and shower cubicle plus a separate bathroom completes the accommodation. Complimented with gas central heating and upvc double glazing. Viewing highly recommended to appreciate the size and layout.

### PROPERTY SPECIALIST

**Mr Paul Davies**

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Negotiator












### Energy Efficiency Rating

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











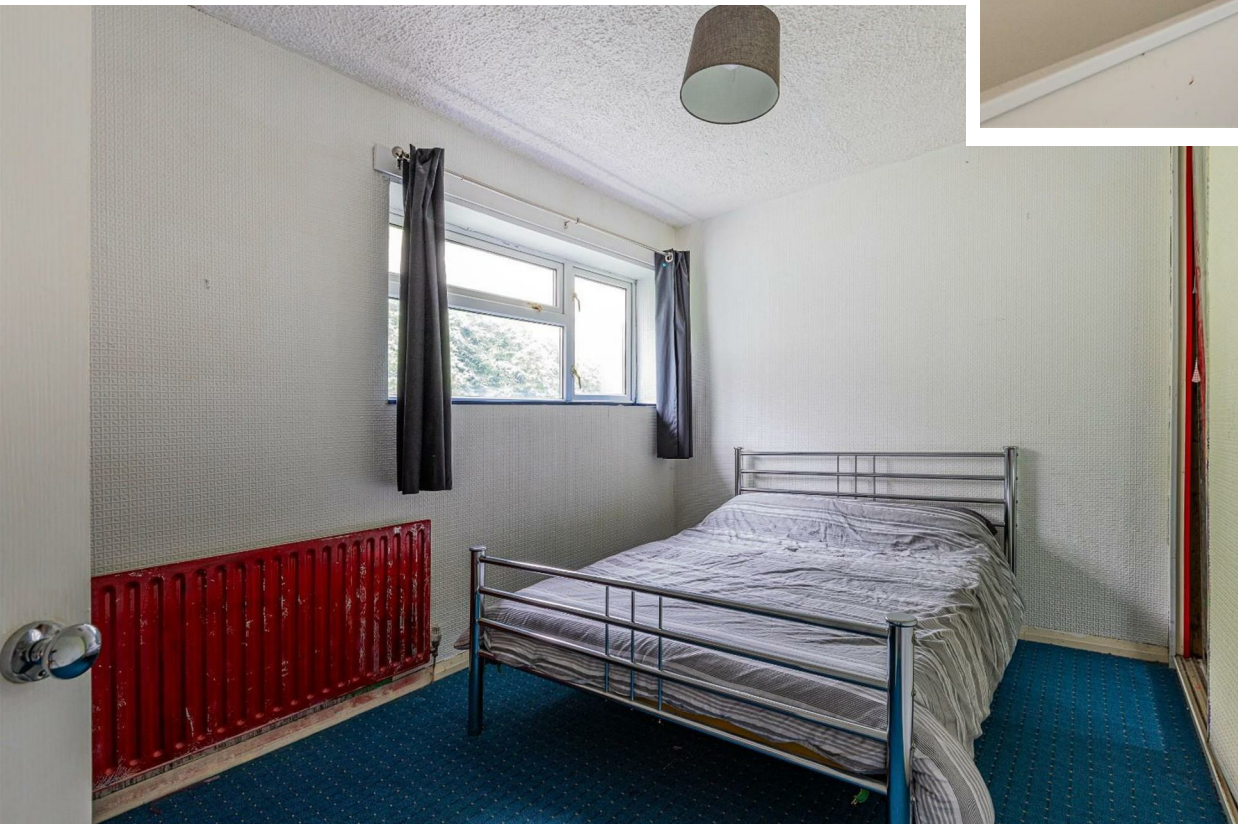






Elfed Avenue, Penarth

















#### **PORCH**

**2.59m x 1.65m (8'6" x 5'5")**

Spacious porch - tiled floor, windows to front and both sides.

#### **ENTRANCE HALL**

Stairs lead to the first floor with an area beneath allowing room for open storage.

#### **LOUNGE**

**4.42m x 3.58m (14'6" x 11'9")**

Large picture window to front, laminate floor, TV point, feature brick fire surround, open access into:

#### **DINING ROOM**

**3.18m max x 2.87m (10'5" max x 9'5")**

Laminate flooring, sliding patio doors lead into the dining room.

#### **KITCHEN**

**3.25m x 2.90m max (10'8" x 9'6" max)**

Recently refitted with a modern range of wall and base units with laminate worktop and inset stainless steel sink & drainer - mixer tap, built in double oven, hob & cooker hood, plumbed for washing machine with room for tumble drier and space for an American fridge/freezer, window to rear, wall mounted combination boiler.

#### **FAMILY ROOM**

**9.04m max x 5.87m max (29'8" max x 19'3" max)**

Impressively large living room to the side of the property, windows to the front and rear plus to the side French doors leading into the rear garden, TV point, laminate and carpet.

#### **FIRST FLOOR LANDING**

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

#### **BEDROOM 1**

**4.60m x 3.68m (15'1" x 12'1")**

Large master double bedroom, window to front.

#### **EN SUITE BATHROOM**

Generous room with a modern white suite comprising a paneled 'step up' bath, pedestal wash hand basin, corner shower cubicle and close coupled wc, tiled surround, window to side.

#### **BEDROOM 2**

**4.60m x 2.95m (15'1" x 9'8")**

Large double bedroom, 2 windows to rear (designed to be split into 2).

#### **BEDROOM 3**

**3.81m x 2.49m (12'6" x 8'2")**

Double bedroom, window to rear, sliding doors to built in wardrobe.

#### **BEDROOM 4**

**3.58m x 3.23m (11'9" x 10'7")**

Double bedroom, window to front, built in wardrobes with open frontage.

#### **BEDROOM 5**

**2.67m x 2.57m (8'9" x 8'5")**

Built in wardrobes to one wall - sliding doors, window to front.

#### **BATHROOM**

With a 3 piece white suite comprising a panel bath, pedestal wash hand basin and close coupled wc, extractor fan.

#### **GARDEN**

Front raised lawn with low boundary wall, side drive allowing off road parking for up to 4 cars, exterior double power socket. Generous rear enclosed garden - mainly laid to lawn, fenced, central patio, established shrub borders including a mature Jasmine.

#### **INFORMATION**

We believe the property is Freehold.  
Council Band E - £2,596.01 (2025-2026)



Located within a much desired area of Penarth and within walking distance to a local convenience store plus small playground and large field - perfect for little ones to run around and play. This incredibly large family home with its large private rear garden is a perfect property for a growing family. With no on-going chain and ready for immediate occupation this spacious and versatile house must be viewed to appreciate the size.

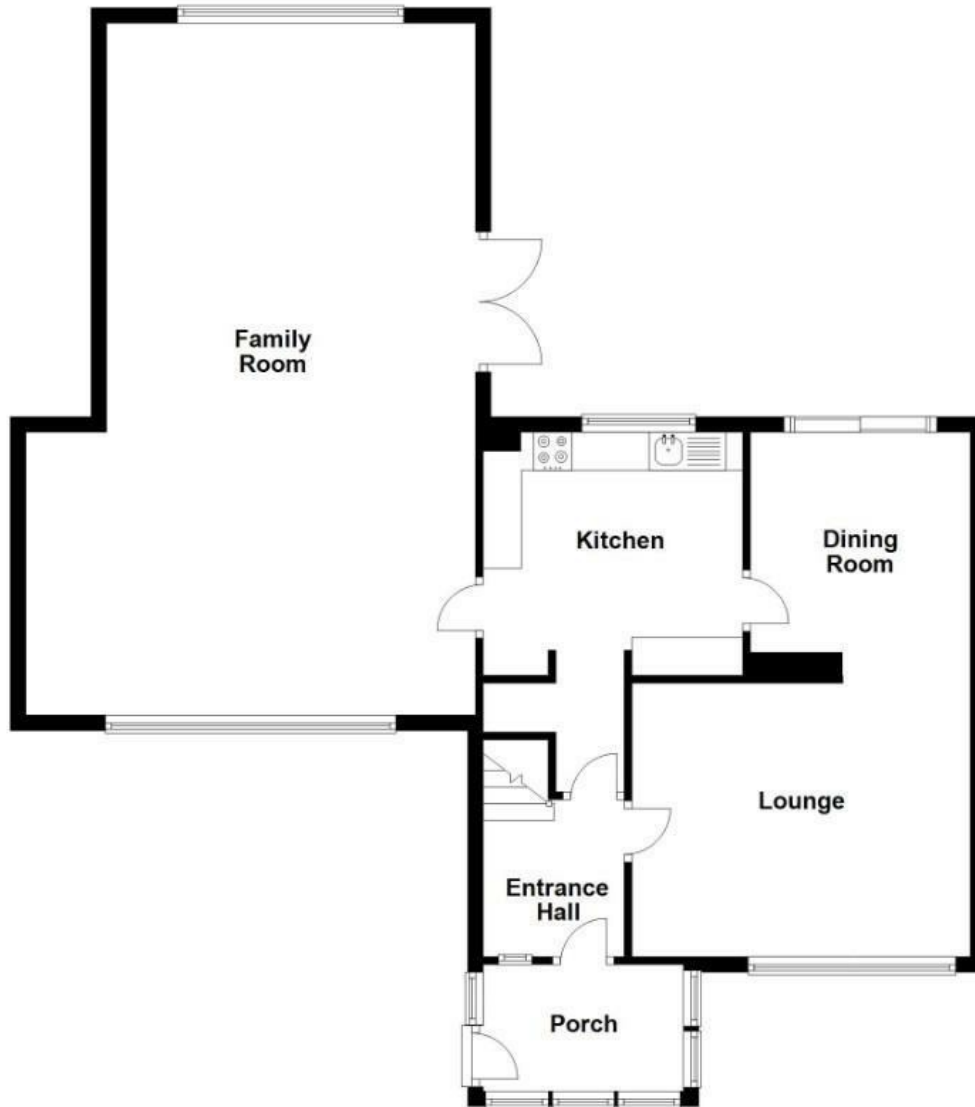
Comments by Mr Paul Davies





### Ground Floor

Approx. 95.7 sq. metres (1030.3 sq. feet)



### First Floor

Approx. 91.0 sq. metres (979.0 sq. feet)



Total area: approx. 186.7 sq. metres (2009.3 sq. feet)



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Jeffrey Ross