www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

We are absolutely delighted to be instructed to sell this superb family home located in a sought after area of Penarth in an excellent School catchment area.

Comments by Mr Jeff Hopkins

Property Specialist

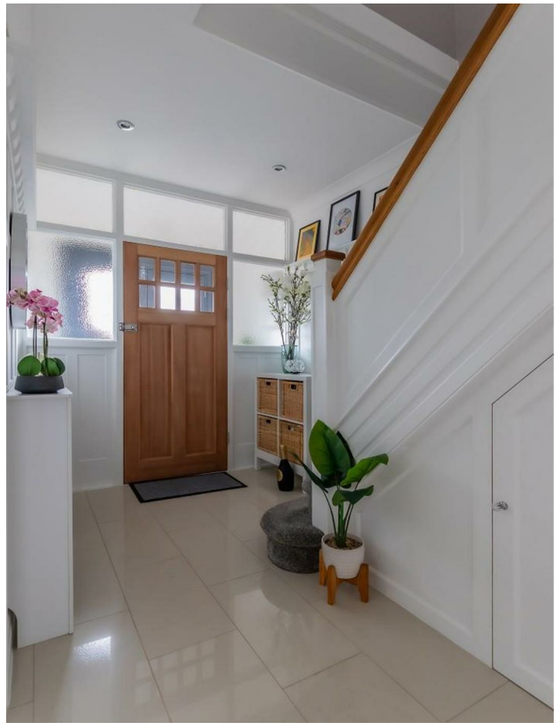
Mr Jeff Hopkins

Valuer

jeff@jeffreyross.co.uk

Total Area: 170.5 m² ... 1835 ft²

All measurements are approximate and for display purposes only



Lavernock Road

, Penarth, CF64 3NZ

£920,000

4 Bedroom(s) | 2 Bathroom(s) | 1835.00 sq ft

Contact our

Penarth Branch

02920415161

A much improved and extended 4 bedroom semi-detached family house with the further benefit of planning permission for a two storey side extension to include a large garage and an additional reception room to the ground floor and 2 double bedrooms to the first floor. At the top of the garden there is a large detached Studio/Gym which has planning permission to convert to a granny annexe. Found on a lovely 29.8m/90ft long south/west facing garden. There is a garage and off road parking for 5 cars. This beautifully presented house has been totally renovated and comprises accommodation of: Entrance porch, beautiful hall with porcelain floor, panelling and plate rack, lounge with bay window with original block flooring (beneath carpet) and open fireplace. Family room with doors opening onto the rear garden and feature log burner, porcelain tiled floor, open plan to kitchen. The smart modern kitchen is fitted with gloss black fronted cupboard and drawer units with grey Corian worktops, integrated NEFF appliances and porcelain tiled floor. Open plan to the dining area which in turn leads to the utility room and W.C.
To the first floor is a principal bedroom with fitted wardrobes and an en-suite shower room, bedrooms 2 and 3 also have fitted wardrobes, there is a fourth bedroom and a family bathroom. The property benefits from double glazing and gas central heating with a pressurised hot water system. This is a wonderful family home which must be viewed to be fully appreciated.

Hallway

Lounge 13'4 x 16'0 (4.06m x 4.88m)

Sitting room 11'11 x 15'3 (3.63m x 4.65m)

Kitchen 11'3 x 16'9 (3.43m x 5.11m)

Dining area 10'9" x 10'11" (3.30 x 3.34)

Utility room

W.C.

First floor landing

Bedroom 1 11'10 x 11'10 (3.61m x 3.61m)

En-suite

Bedroom 2 10'10 x 12'11 (3.30m x 3.94m)

Bedroom 3 9'8 x 9'5 (2.95m x 2.87m)

Bedroom 4 8'8 x 8'3 (2.64m x 2.51m)

Bathroom

Studio/Office 15'5 x 23'7 (4.70m x 7.19m)

Garage

Tenure

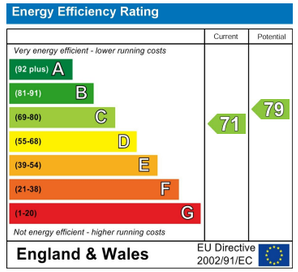
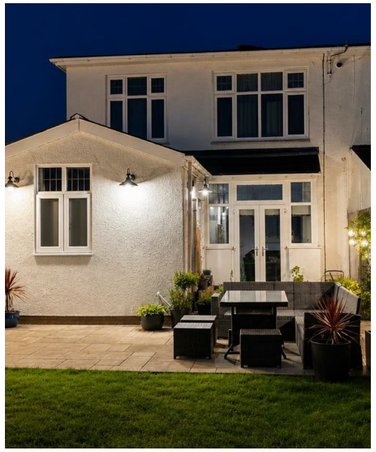
We are informed that the property is Freehold

Council tax

Band F

LAUNDRY

LAUNDRY


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
79
England & Wales
EU Directive 2002/91/EC