



BARON CLOSE

PENARTH





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PENARTH, CF64 3UF - OFFERS IN EXCESS OF £750,000



4 bedroom(s)



2 bathroom(s)



2004.00 sq ft

Offers Over £750,000 Greatly improved by the present owners is this imposing semi detached property. Quietly tucked away on this small cul de sac. Superbly positioned close to Victoria & Stanwell Schools. Beautifully presented and decorated throughout in shades by Farrow & Ball. With its side double storey and rear ground floor extensions now making this a spacious and versatile family home. Great attention to detail has been thought of from under floor heating to the ground floor plus electric blinds to the front living rooms. At the rear - the heart of the home is this stunningly open plan space linking the family area with dining and the superb kitchen. Briefly comprising a porch, welcoming entrance hall, ground floor cloakroom, lounge, sitting room, kitchen/dining/family room, large home office plus spacious utility/store. To the first floor there are 4 double bedrooms with en suite shower room to the master plus family bathroom. Complimented with gas central heating (under floor to the ground floor) with reproduction radiators and upvc double glazing. Off road parking to the front plus a generous South Easterly facing landscaped rear garden. Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies

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Negotiator







Energy Efficiency Rating

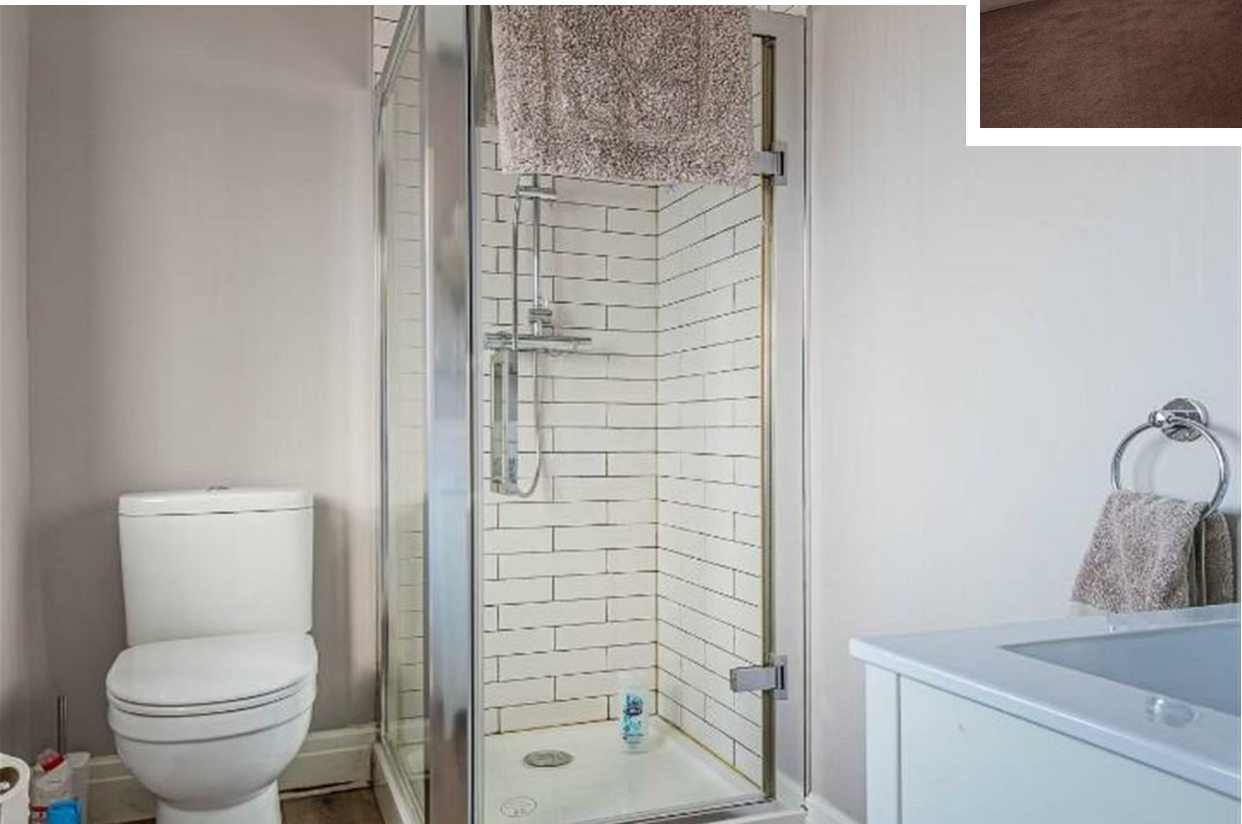
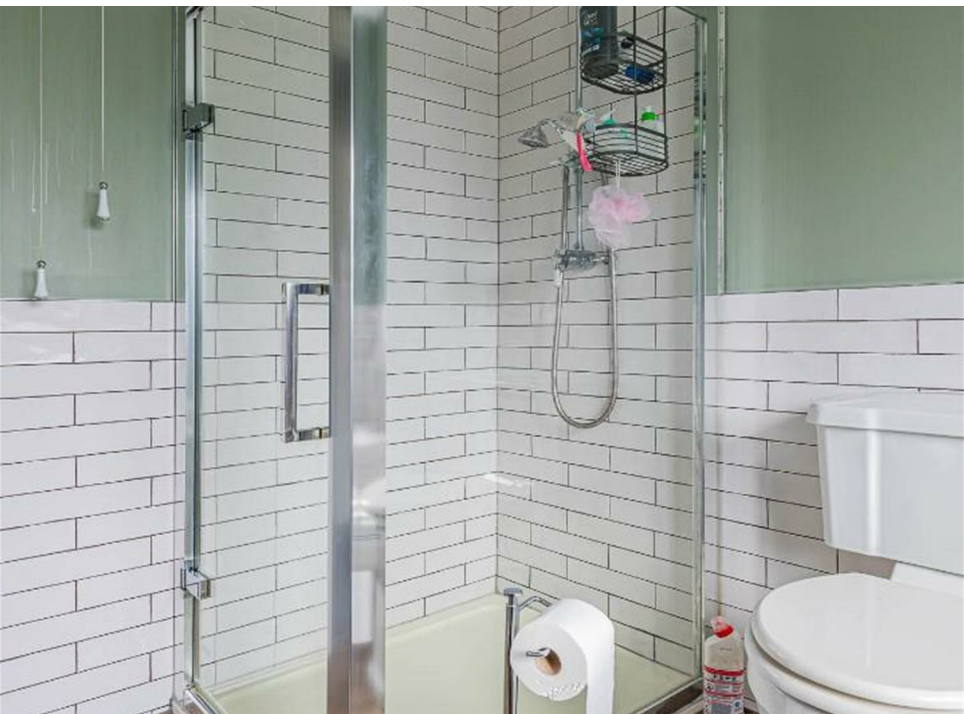
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	83
	EU Directive 2002/91/EC	

















PORCH

Enter via French doors into a porch, original black & white terrazzo tiled floor.

ENTRANCE HALL

3.84m max x 2.18m (12'7" max x 7'2")

Enter via half glazed door with leaded light & stained glass and matching side panels into a welcoming entrance hall, tiled floor - under floor heating, stairs rise to the first floor with storage under.

CLOAKROOM

With wash hand basin and close coupled wc, tiled floor - under floor heating.

LOUNGE

5.05m into bay x 35.97m max (16'7" into bay x 118" max)

Large main living room, bay window to front with remote control electric blinds, engineered wooden flooring with under floor heating, TV point.

SITTING ROOM

4.01m x 3.43m (13'2" x 11'3")

Generous living room, engineered wooden flooring - under floor heating, window to front - remote control electric blinds, French doors open to the family room & kitchen.

KITCHEN DINING FAMILY ROOM

9.17m x 5.33m max (30'1" x 17'6" max)

Impressively large room combining the kitchen with dining area to the family room - open plan living at its finest . . . Engineered wood flooring with under floor heating. With sliding patio doors plus French doors overlooking and leading into the garden plus rear window and 3 Velux roof windows for natural light. Kitchen area extensively fitted with a range of wall and base units with laminate worktops including an inset

stainless steel one & half bowl sink with mixer tap, features include a central island unit with solid marble worktop, integrated appliances include Bosch dishwasher, AEG combi-microwave oven, Rangemaster double oven range with grill and warming drawer plus 6 gas burners & cooker hood and space for an American fridge/freezer, TV point.

HOME OFFICE

5.54m x 1.88m (18'2" x 6'2")

Enter via twin doors and comprehensively fitted with office furniture, engineered wood flooring - under floor heating, window to rear & Velux roof window.

UTILITY/STORE

5.56m max x 3.76m max (18'3" max x 12'4" max)

Superb room for storage, fitted base units with laminate worktop and inset stainless steel sink & drainer with mixer tap, plumbed for washing machine plus space for other white goods, wall mounted combination boiler, side door into the garden plus to the front twin opening doors for access.

FIRST FLOOR LANDING

Galleried landing allowing access to all rooms, with 2 trap doors and pull down ladders leading to 2 separate boarded lofts with lighting for storage - radiator to one.

BEDROOM 1

3.84m into bay x 3.43m max (12'7" into bay x 11'3" max)

Master double bedroom, bay window to the front, 2 built in tall double wardrobes.

EN SUITE SHOWER ROOM

Stylishly appointed modern white suite comprising a tiled cubicle, vanity wash hand basin and close coupled wc, tiled surround, deep bay window to front, tiled floor, shaver point.

BEDROOM 2

3.86m x 3.73m max (12'8" x 12'3" max)

Large double bedroom, window to rear.

BEDROOM 3

3.43m x 3.12m (11'3" x 10'3")

Double bedroom, window to rear.

BEDROOM 4

3.76m max x 2.79m to robes (12'4" max x 9'2" to robes)

Double bedroom, window to front, built in double wardrobe with over head cupboards.

BATHROOM

Beautifully appointed modern white suite comprising a tile paneled double ended bath with shower attachment, pedestal wash hand basin, shower cubicle plus close coupled wc, brick tiled surround and tiled floor, window to rear, heated chrome towel rail, shaver point.

GARDEN

Generous enclosed frontage - boundary wall, block paved and allowing off road parking for 2-3 cars, side access to the rear. Spacious enclosed rear garden Southerly facing, paved patio plus central artificial quality lawn, boundary wall, outside tap, exterior lighting and exterior power sockets.

INFORMATION

We believe the property is Freehold.
Council Band F £2,893.28 (2024/2025)

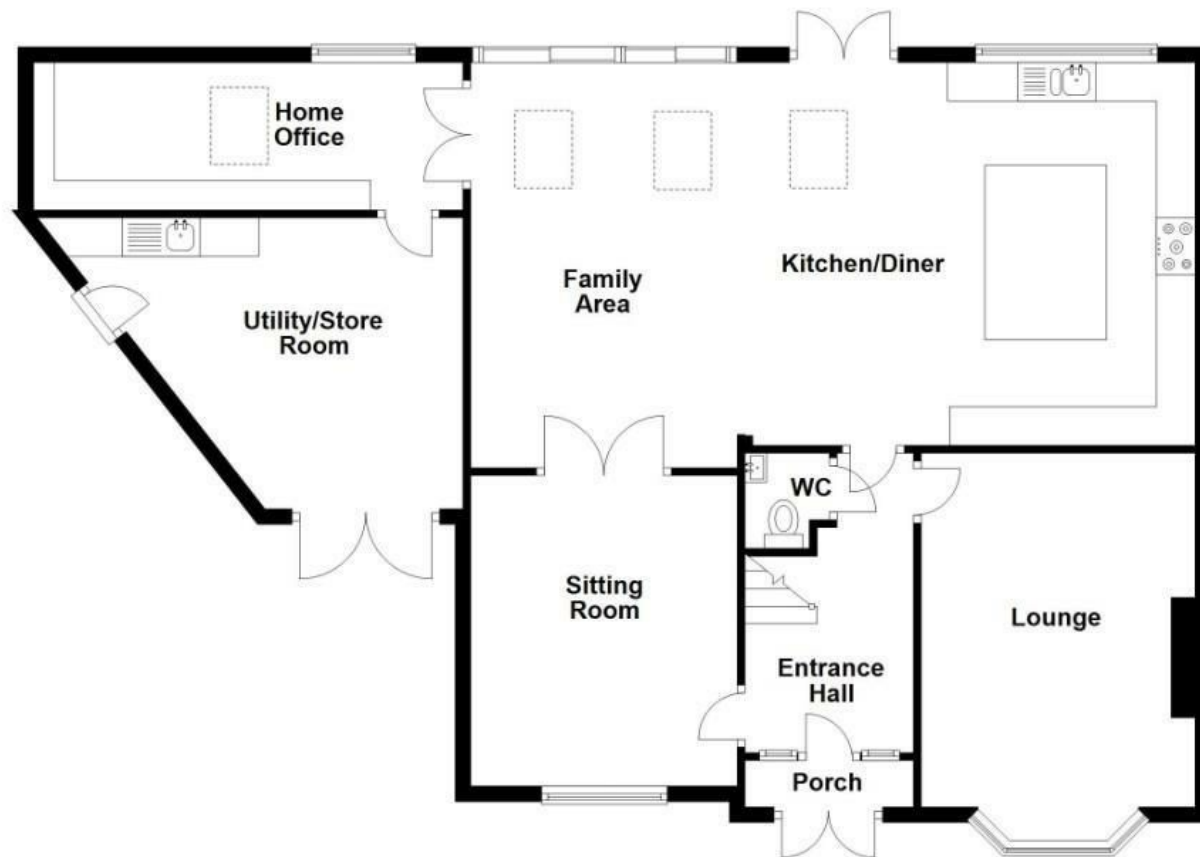


" This beautifully presented property with its side double storey and rear ground floor extensions make for a spacious and versatile family home, quietly tucked away on this small cul de sac perfectly positioned for both Victoria & Stanwell Schools. The sellers have created an amazing property with great attention to detail. "

Comments by Mr Paul Davies

Ground Floor

Approx. 115.7 sq. metres (1245.6 sq. feet)



First Floor

Approx. 70.5 sq. metres (759.1 sq. feet)



Total area: approx. 186.2 sq. metres (2004.7 sq. feet)

www.jeffreyross.co.uk

Jeffrey Ross