



HEATH AVENUE

PENARTH









## HEATH AVENUE

PENARTH, CF64 2QZ - £385,000



4 bedroom(s)



1 bathroom(s)



1313.00 sq ft

With accommodation over 3 floors - making this an incredibly spacious and versatile family home. Beautifully presented and greatly improved throughout. Larger style semi detached house boasting 4-5 bedrooms. Situated upon this quiet and select side road on a popular part of Penarth. For sale with an early completion. With access to a train station and Leisure Center with indoor pool including substantial grounds.

Briefly comprising a spacious and welcoming entrance hall, generous lounge, large kitchen with modern units including an island unit with breakfast bar & fully integrated to include fridge, freezer, dishwasher plus washing machine and built in double oven & hob. To the lower ground floor there is a living room and bedroom plus cloakroom/wc. Finally on the first floor there are 3 bedrooms plus a contemporary wet room/wc. Complimented with gas central heating and upvc double glazing.

With a front garden with brick paved drive and attached garage (new door - 2024) plus a generous & landscaped enclosed garden at the rear. Viewing highly recommended.

### PROPERTY SPECIALIST

**Mr Paul Davies**

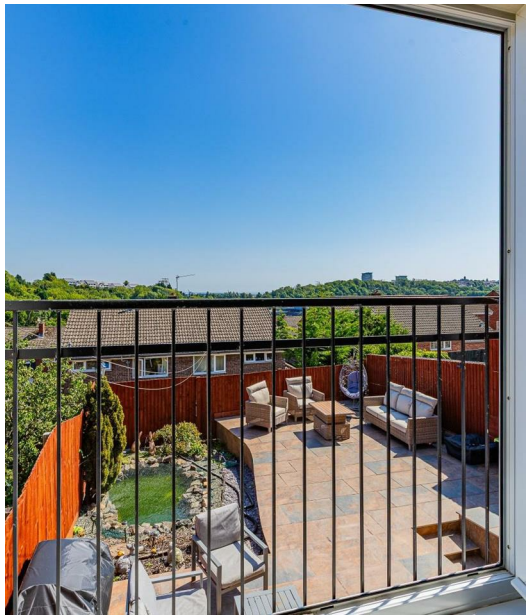
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Negotiator










### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 	









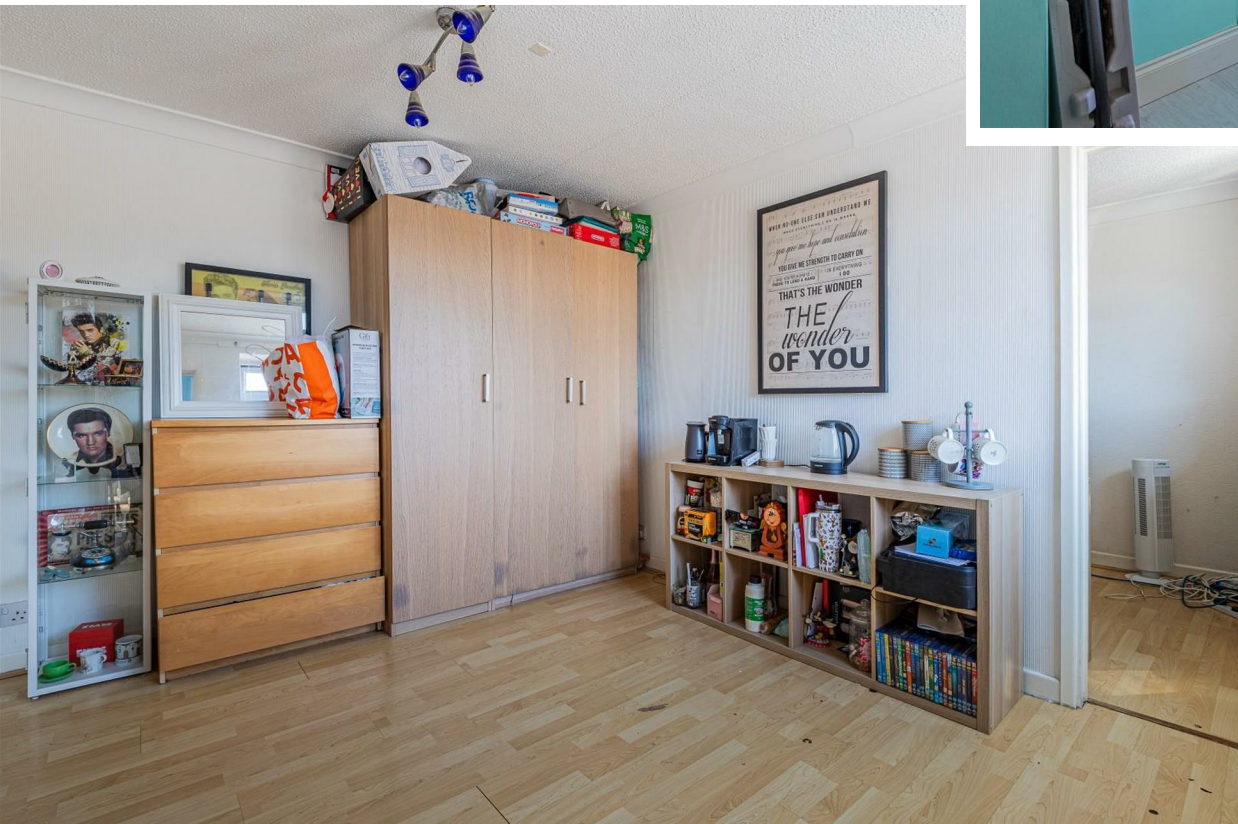
























#### ENTRANCE HALL

Spacious and welcoming entrance hall, stairs rise to the first floor, side glazed panel to the upvc door.

#### LOUNGE

**4.42m x 3.56m (14'6" x 11'8")**

Spacious living room, picture window to front, TV point, inset living flame gas fire, twin glazed doors to the kitchen.

#### KITCHEN

**5.51m x 3.73m max (18'1" x 12'3" max)**

Extensively fitted with a modern range of white Hi Gloss wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap, features include an island unit incorporating breakfast bar with an inset gas hob plus integrated fridge & freezer, other appliances include integrated dishwasher plus washing machine with built in double oven, tiled floor, window to rear plus French doors open to a 'Juliet' balcony.

#### LOWER GROUND FLOOR

Side window with stairs leading to the lower ground floor with door into the garden, secret door conceals the tumble drier that is located in the garage.

#### RECEPTION ROOM/BEDROOM

**3.56m x 3.18m (11'8" x 10'5")**

Possible 5th bedroom, window to rear, laminate floor.

#### BEDROOM 4

**3.68m x 2.13m (12'1" x 7')**

Double bedroom, window to rear.

#### CLOAKROOM

Tiled surround and white suite comprising a wash hand basin & close coupled wc, tiled floor, windows to side & rear.

#### FIRST FLOOR LANDING

Spacious Landing, window to side, access to the loft, cupboard housing the gas boiler.

#### BEDROOM 1

**4.37m max x 3.18m max (14'4" max x 10'5" max)**

Master double bedroom, window to front, laminate flooring.

#### BEDROOM 2

**3.18m x 3.15m (10'5" x 10'4")**

Double bedroom, window to rear, laminate flooring, built in floor to ceiling wardrobes, TV point.



#### BEDROOM 3

**2.92m max x 2.29m (9'7" max x 7'6")**

Generous single bedroom, window to front, built in cupboard over the stairs.

#### WET ROOM

Contemporary suite with shower area plus glass folding screen, wall mounted wash hand basin & 'floating' close coupled wc - concealed cistern, Travertine tiled walls and natural stones flooring, 2 windows to rear, heated chrome towel rail.

#### GARDEN

Front garden - neat lawn plus low boundary wall, brick paved drive allowing off road parking and leading to the garage. Landscaped enclosed rear garden - fenced with Indian sand stone paving, includes a sunken ornamental fish pond, exterior power sockets including an outside wall mounted TV.

#### GARAGE

**4.93m x 2.49m (16'2" x 8'2")**

Attached single garage, light & power, water tap, rear door with steps leading into the garden, replacement up & over door (2024).

#### INFORMATION

We believe the property is Freehold.  
Council Banding - Band F £3,068.02 (2025-2026)



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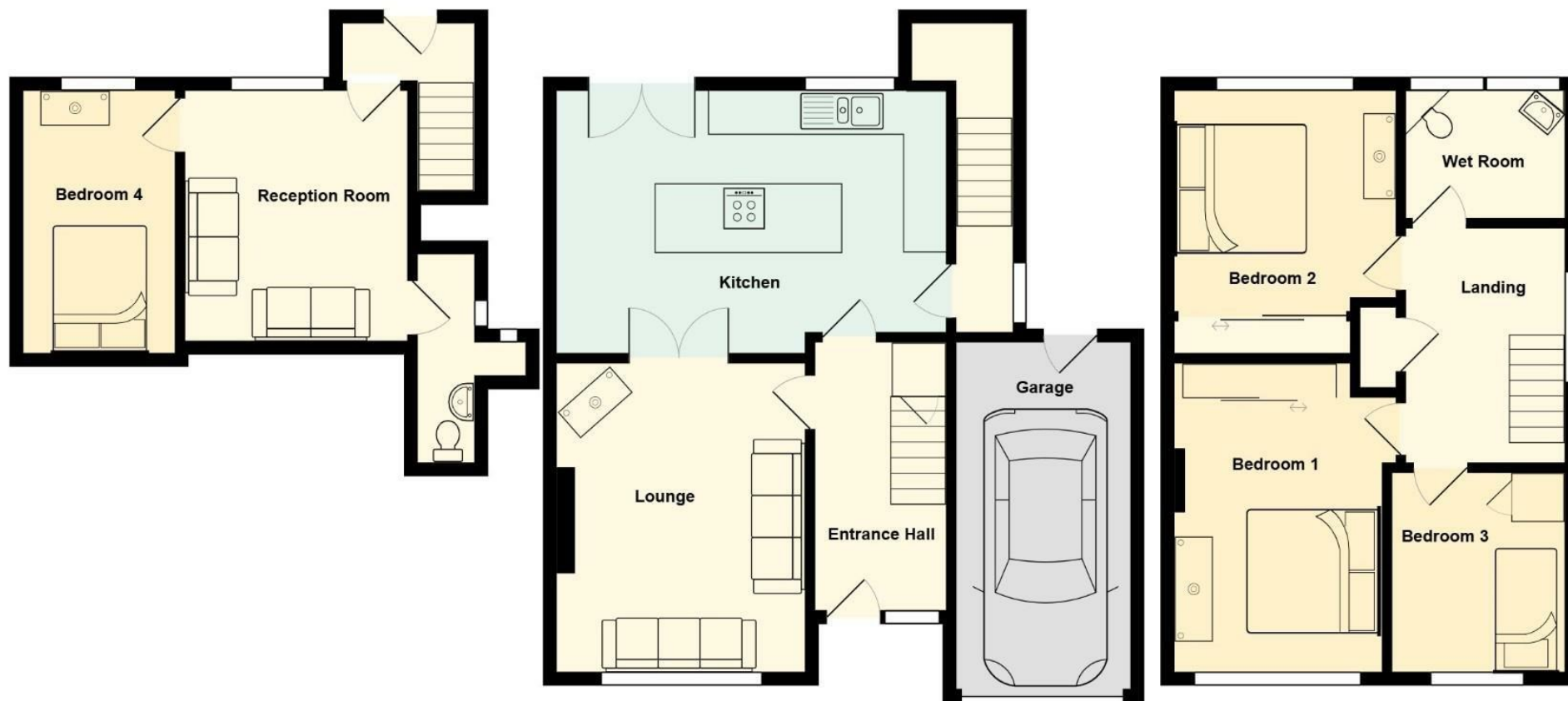
This beautifully maintained house with superb accommodation over 3 floors makes for an amazing family home. The large rear garden - landscaped to include an outdoor TV - perfect for watching the big game. The versatile accommodation allows 4 or 5 bedrooms and can be offered with an early completion.

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Comments by Mr Paul Davies









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Jeffrey Ross