

6 Hawthorne Avenue



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

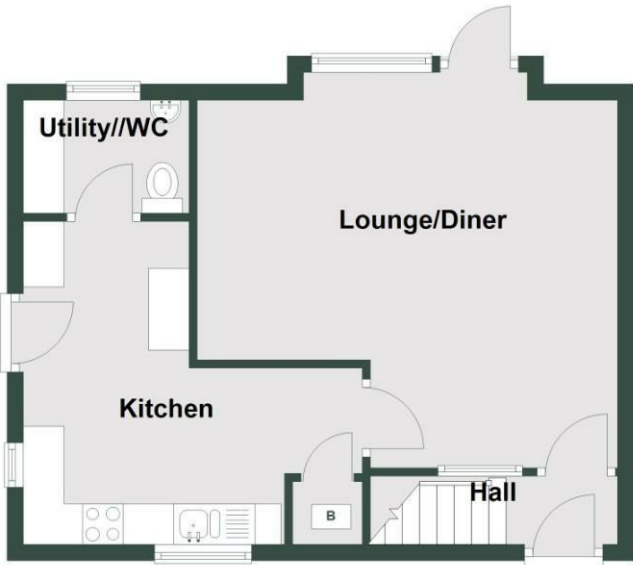
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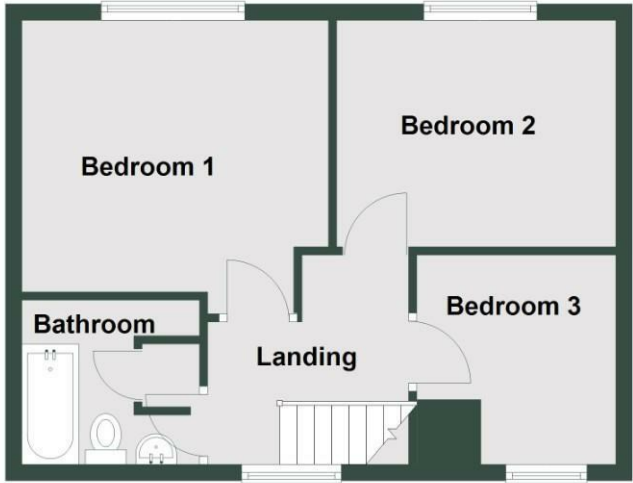
SHEPHERD SHARPE



Ground Floor



First Floor



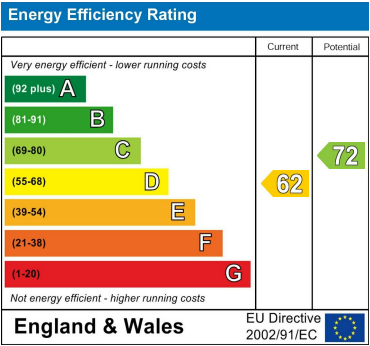
Total area: approx. 80.7 sq. metres (868.9 sq. feet)
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£325,000

A very well maintained, traditional three bedroom semi detached family house, found in catchment for Victoria Primary and Stanwell Secondary Schools. Offering great potential and value and with good potential to extend. Comprises hallway, large lounge/dining room, separate kitchen, small utility room/wc, three bedrooms and bathroom. Landscaped front garden with potential for off road parking, private rear garden. uPVC double glazing, gas central heating. Freehold.





uPVC double glazed part panelled front door to hallway.

Hallway

Carpet, meter cupboard with access to fuse box.

Lounge/Dining Room

17'0" x 14'7" (5.19m x 4.46m)

A good size lounge/dining room. uPVC double glazed window to rear garden. Contemporary electric fire surround, laminate floor, two radiators, well presented and decorated in white.

Kitchen

12'10" x 10'8" (3.92m x 3.27m)

A pale wooden kitchen with contrast worktop, stainless steel gas hob, electric oven, extractor. Laminate floor, radiator, boiler cupboard with combination boiler, room light with additional storage, downlighting, two radiators, breakfast bar. Door to wc/utility room. uPVC double glazed windows to front and side, door leading to garden.

Utility/W.C.

6'5" x 4'0" (1.96m x 1.24m)

A useful space. Laminate floor, wash basin and wc. Space for washing machine and tumble dryer. uPVC double glazed window to rear.

First Floor Landing

Loft access, carpet, radiator. uPVC double glazed windows. Moulded white panelled doors to all first floor rooms.

Bedroom 1

12'2" x 10'8" (3.72m x 3.27m)

uPVC double glazed window to rear. Carpet, radiator, decorated in neutral colours.

Bedroom 2

11'5" x 9'4" (3.49m x 2.87m)

uPVC double glazed window to rear. Carpet, radiator.

Bedroom 3

7'10" x 8'5" (2.41m x 2.58m)

An L shaped single bedroom. uPVC double glazed window. Cupboard, carpet, radiator.

Bathroom

Comprising panelled bath with electric shower over, wash basin and wc, all in white. White tiling, vinyl flooring, useful airing cupboard with shelving, chrome ladder radiator, downlighting. uPVC double glazed window.

Front Garden

A good size garden, new decking, landscaped with slate chippings, outside light. Potential for off road parking, gated side access to pretty side garden and access to rear garden.

Rear Garden

A large private garden with full with decking and patio, extensive planting and lawn, two outside sheds, outside power and water supply, water feature. Great potential to extend.

Council Tax

Band D £2,124.01 p.a. (25/26)

