

13 Fulmar Close



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

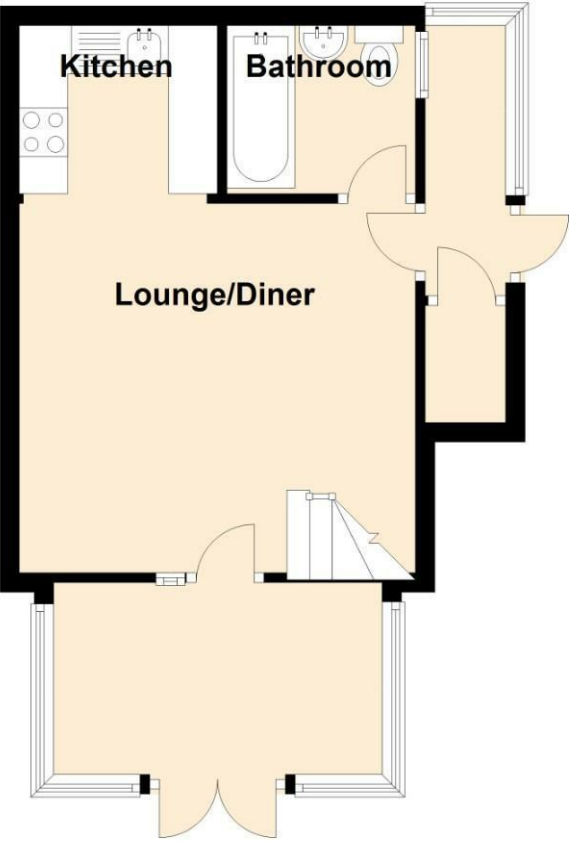
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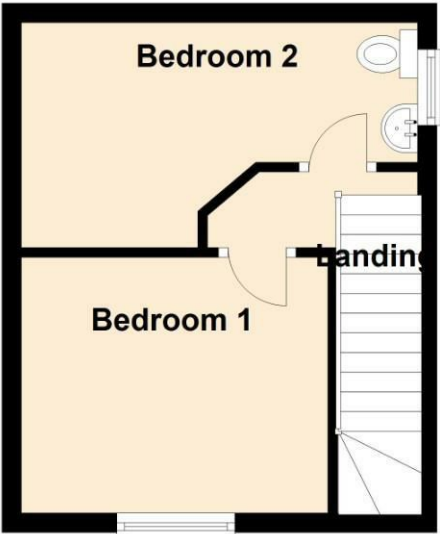
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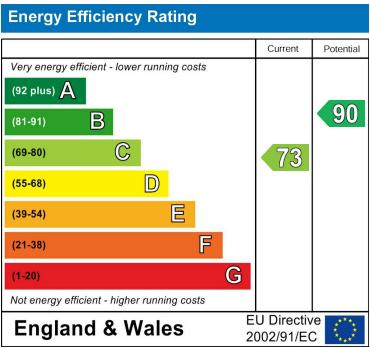
**Ground Floor**  
Approx. 365.5 sq. feet



**First Floor**  
Approx. 222.7 sq. feet



Total area: approx. 588.2 sq. feet



13 Fulmar Close

Penarth CF64 5FE

£199,950

A modern two bedroom end link house with a bright contemporary interior. Comprises uPVC double glazed porch, access to store cupboard and boiler, large open plan lounge/dining/kitchen with new flooring, under stairs storage cupboard, contemporary modern shower room, uPVC door leading through to conservatory. First floor, two bedrooms and a wc. Garden to side, seating area, access to parking area for one car. Freehold. NO CHAIN.





**Porch**  
9'3" x 2'7" (2.83m x 0.81m)  
New front porch providing weather protection, access to outside storage cupboard concealing new gas meter and combination boiler, plus additional space for storage.

**Lounge/Dining**  
13'5" x 12'6" (4.09m x 3.82m)  
uPVC double glazed door leading to south facing side garden. Open plan staircase with carpet leading to first floor. Attractive herringbone vinyl flooring, under stairs store cupboard, radiator.

**Kitchen**  
6'6" x 5'5" (2.00m x 1.67m)  
Open plan to the lounge/dining room. Requiring some upgrading. Base and eyelevel cupboards, contrasting worktop, sink and drainer. Plumbing for washing machine, space fridge/freezer, attractive tiling, power sockets and switches



**Conservatory**  
12'4" x 6'4" (3.77m x 1.95m)  
Recent addition providing additional ground floor space. Glazed to three sides and with doors leading out to small area of garden. Vinyl flooring, radiator, power socket.

**Shower Room**  
6'5" x 5'4" (1.97m x 1.65m)  
A contemporary modern shower room. Comprising attractive shower cubicle with glass shower screen, rainfall shower fitting and sliding attachment all in chrome, wash basin and wc, both in white. Useful store cupboard, mirror cabinet, vinyl flooring, attractive wall tiling, chrome ladder radiator, extractor. uPVC double glazed window.



**Landing**  
Carpet.

**Bedroom 1**  
9'11" x 8'9" (3.03m x 2.68m)  
uPVC double glazed window. Carpet, radiator.

**Bedroom 2**  
13'5" x 7'6" (4.09m x 2.30m)  
Small second bedroom presently plumbed with contemporary wash basin and wc (which can be removed if required). uPVC double glazed window. Carpet, radiator.



**Rear Garden**  
Small area of garden with space entertaining, outside water supply and light. Parking to one side of the property.



**Council Tax**  
Band C £1,888.01 p.a. (25/26)

**Post Code**  
CF64 5FE

