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**Monday – Friday**  
9am – 5.30pm  
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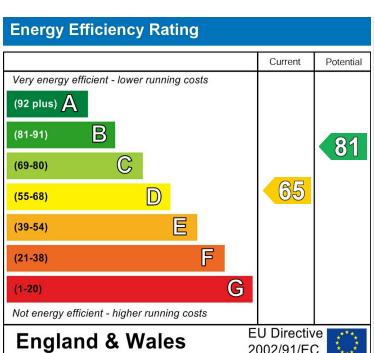


## 1 Byron Court

Penarth CF64 2SG

£275,000

Situated in a quiet cul-de-sac of seven modern properties is this delightful end terrace two bedroom house with single storey addition. The property has off road parking to the front and private enclosed rear garden. Comprises spacious porch, open plan lounge/dining room, insulated former conservatory now a more usable additional ground floor room (informal), good size kitchen, two double bedrooms and a stylish contemporary bathroom with shower. Gas central heating, uPVC double glazing, stylishly presented throughout. An excellent low maintenance house. Freehold.



# 1 Byron Court



New composite traditional double glazed front door (recently installed) to spacious porch.

## Porch

Tiled floor, area for cloaks, small area for storage and seating, uPVC double glazed window to side, decorated in grey. Solid oak glazed door in contemporary style leading through to lounge/dining room.

## Lounge/Dining Room

14'9" x 13'0" (4.50m x 3.98m)

A spacious lounge/dining room. uPVC double glazed doors leading out to additional living space. Solid oak flooring, traditional contemporary oak staircase with stainless steel balusters leading to first floor, carpet, radiator, decorated in contemporary style.

## Extension

9'10" x 8'0" (3.02m x 2.44m)

Previously a conservatory, now refurbished and insulated to create a more usable room (this was done informally). uPVC double glazed windows with two letterbox windows either side providing natural light, attractive lantern. Modern lighting, attractive tiled floor, modern column radiator, power, electric underfloor heating.

## Kitchen

13'0" x 7'6" (3.98m x 2.30m)

A good size kitchen. uPVC double glazed window to front. Fitted kitchen in white, contrast worktop, china sink, lever mixer tap with adjustable nozzle. Space for electric cooker, fridge, freezer and washing machine. Tiled countertop breakfast bar with seating for two, tiled floor, radiator, decorated in white.

## First Floor Landing

Attractive contemporary handrail, new carpet, loft access, airing cupboard with shelving/storage. Solid oak doors to all first floor rooms.

## Bedroom 1

12'11" x 7'8" (3.96m x 2.34m)

uPVC double glazed window to front. Large space for wardrobe, carpet, radiator, decorated in neutral colour.

## Bedroom 2

13'0" x 6'9" (3.98m x 2.08m)

A second double bedroom. uPVC double glazed window to rear looking across the garden and woodland. New carpet, radiator, built-in wardrobe.

## Bathroom

7'4" x 6'5" (2.26m x 1.963m )

Beautifully presented and attractively finished. Comprising contemporary panelled bath, folding shower screen, chrome shower fitting with rainfall shower, freestanding wash basin with built-in furniture beneath, matching wc, all in white with chrome fittings. Attractive tiled floor, metro style tiled splashback, chrome ladder radiator, oak door. uPVC double glazed window with privacy glazing.

## Front Garden

Small front garden.

## Rear Garden

Enclosed private rear garden backing onto woodland.

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## Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code  
CF64 2SG

