



**Cowper Close, Penarth, Glamorgan CF64 2SU**  
**Asking Price £439,950**



Offering excellent accommodation and in a very highly sought after location in the Gardens Area of Penarth. Cowper Close is a small cul de sac off Coleridge Avenue within easy walking distance of Penarth train station, Victoria playing fields and Schools. The house has been significantly improved by the current owners and is set on a good size plot with large rear garden and deep frontage.

Accommodation briefly comprises, hallway, lounge, open plan living space with archways to fitted kitchen and dining areas both leading to the sun lounge overlooking the rear garden. Four double bedrooms, family bathroom, shower room and cloakroom. Well proportioned rooms and well presented throughout. Viewing is highly recommended. Long driveway to the side provides ample off road parking and leads to a single garage with power and light.

### Hallway

Entered via a solid reinforced door with leaded double glazed panes and obscured panes above. Doors to cloakroom, lounge, open plan living space including kitchen, dining room and sun lounge. Radiator. Stairs to all floors. Deep understair storage cupboard with light and housing electric meter and fuse box. Amtico flooring. Ceiling light.

### Cloakroom

Fully tiled and fitted with a w.c. and wash hand basin. Mirror. Chrome heated towel rail. Obscured double glazed window to front aspect. Ceiling spot light. Continuous Amtico flooring.

### Lounge

15'0 max x 12'1 (4.57m max x 3.68m)

Good size principal reception room, bay fronted with double glazed leaded windows to front and further window to side. Amtico flooring. Feature cast iron fireplace with wooden surround. Two radiators. Picture rail. Coved ceiling and light.

### Open Plan Living Space

Divided into:

#### Kitchen Area

16'1 max into recess x 8'9 (4.90m max into recess x 2.67m)

Fitted with a comprehensive range of wall and base units. Work tops incorporate a one and a half bowl ceramic sink with mixer tap over. Integrated appliances including, fridge, freezer, washing machine and dishwasher. Recess with space for Range style cooker. Work top extends to form a breakfast bar. Tiling to splashbacks. Task lighting under wall units. Double glazed window to side access. Vertical radiator.

#### Dining Area

13'5 x 10'6 (4.09m x 3.20m)

Continuous Amtico flooring. Radiator. Feature cast iron fireplace. Coved ceiling and light. Archway to:

#### Sun Lounge

16'10 x 11'4 (5.13m x 3.45m)

With high pitched ceiling and double glazed windows overlooking the garden this allows maximum light into the open plan living space. French doors open onto the decked patio area and large rear garden.

Continuous Amtico flooring. Radiator. Wall lights.

### First Floor

Landing with doors to bedrooms and family bathroom. Ceiling light. Double glazed window to rear aspect.

### Master Bedroom

13'2 x 12'1 (4.01m x 3.68m)

Double glazed leaded windows overlook front aspect. Coved ceiling and light. Radiator. Exposed wooden floorboards.



## Family Bathroom

8'2 x 5'10 (2.49m x 1.78m)

Fully tiled and fitted with a contemporary style suite comprising, bath with side panel and 'Mira sport' shower over. Glass shower door. W.c and semi pedestal wash hand basin. Chrome heated towel rail. Shaver point. Mirror fronted bathroom cabinet. Flush fitting ceiling spot lights and extractor. Vinyl flooring. Obscured double glazed window to side aspect. Feature window into hallway.

## Bedroom Two

12'1 x 9'3 (3.68m x 2.82m)

Double glazed leaded window to rear aspect. Radiator. Coved ceiling and light. Laminate flooring. Fitted wardrobes with shelving and hanging space.

## Bedroom Three

9'11 x 8'10 (3.02m x 2.69m)

Double glazed window to rear aspect. Radiator. Laminate flooring. Radiator. Coved ceiling and light.

## Second Floor

Stairway continues to second floor and leads to:

## Study Area

10'8 x 9'8 (some restricted headroom) (3.25m x 2.95m (some restricted headroom))

Two Velux style windows to pitched ceiling. Exposed wooden floorboards. Coved ceiling and spot lights. Some restricted head space.

## Shower Room

Entered via folding wooden doors. Fitted with a w.c. wash hand basin and fully tiled shower enclosure with door. Tiled splashbacks. Radiator. Obscured leaded double glazed window. Ceiling spot light and extractor.

## Bedroom Four

12'2 x 10'5 (3.71m x 3.18m)

Fourth double bedroom with double glazed leaded window to rear aspect. Exposed wooden floorboards. Door to storage space under eaves. Ceiling spot lights.

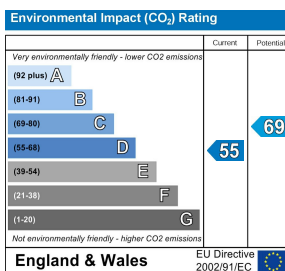
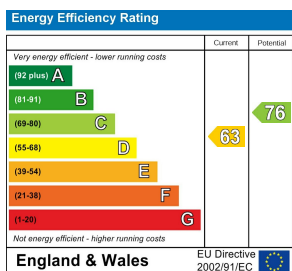
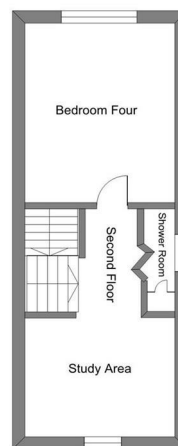
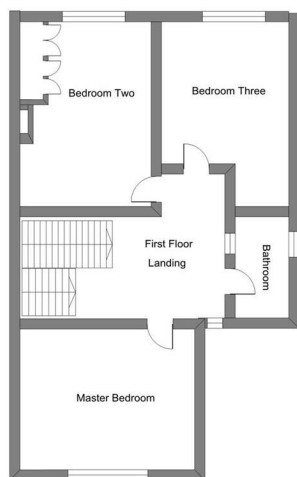
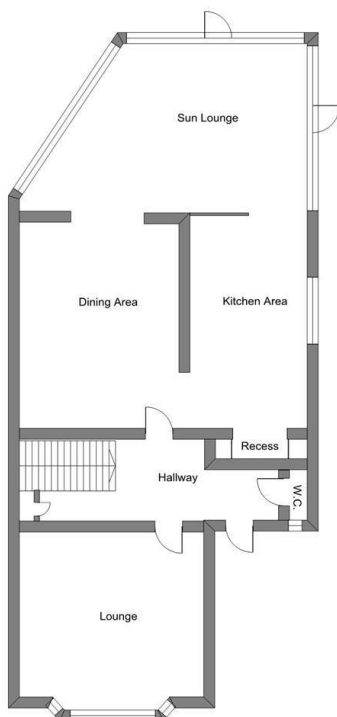
## Outside

Deep frontage with interlocking brick driveway proving off road parking for several vehicles. Driveway leads to a single garage with pitched roof and up and over door, power and light. Double glazed window and door to side allows access to the garage from the rear garden.

Gated side access to large enclosed rear garden laid to lawn and with mature shrubs and raised flower borders. Decked patio area adjacent to sun lounge. Paved pathway leads to a second decked patio area at the top of the garden.

Proof Details





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