



Gainsborough Road, Penarth, Vale of Glamorgan CF64 2LD
£230,000

Extended three bedroom family home ideally situated within easy walking distance of Cogan Primary School, Penarth Leisure Centre and Cogan train station. The current vendor has owned the house since it was built. The bathroom has recently been replaced with a modern suite and the boiler renewed.

Accommodation briefly comprises, porch, hallway, fitted kitchen/breakfast room, large extended lounge with patio doors to the courtyard garden. Two double bedrooms plus a single bedroom.

Landscaped front garden plus a single garage located close to the property.

Porch

Entered via a Upvc double glazed door with obscures panes and leaded lights. Wood panelled ceiling and light. Upvc panelling to walls. Wooden louve doors to utility cupboard housing gas meter and with shelving. Second cupboard with hanging space for cloaks.

Solid wood door with decorative insert leads to the hallway.

Hallway

Doors to kitchen and lounge. Ceiling light and radiator. Stairs to first floor with storage cupboard under. Additional storage cupboard with shelving.

Kitchen/Breakfast Room

12'0" x 9'9" (3.67m x 2.99m)

Fitted with a range of wall and base units. Wooden and glazed fronted doors. Wine rack. Work tops incorporate a stainless steel sink unit with mixer tap over. Plumbing and space for appliances. Tiled splashbacks. Space for breakfast table and chairs. Wood effect laminate flooring. Coved textured ceiling and light. Double glazed window to front aspect. Radiator. Integrated fridge and freezer. Space for cooker. Louvre door to storage cupboard and with shelving.

Lounge

22'11" x 15'4" (7.0m x 4.69m)

Large reception room which has been extended. Double glazed patio doors open to the enclosed courtyard garden.

Feature stone clad fireplace with tiled shelf and gas fire in situ. Two radiators. Coved textured ceiling and light. Central heating controls.

First Floor

Landing with doors to bedrooms and bathroom. Ceiling light and ceiling hatch. Airing cupboard housing gas fired boiler.

Bedroom One

9'6" x 9'4" (2.92m x 2.86m)

Double glazed window to front aspect. Radiator. Coved ceiling and light. Fitted wardrobes to one wall with shelving and hanging space.

Bedroom Two

10'11" x 8'6" (3.34m x 2.60m)

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

Bedroom Three

7'11" x 7'0" (2.43m x 2.15m)

Single bedroom with double glazed window to rear aspect. Radiator. Coved ceiling and light.

Bathroom

5'11" x 5'10" (1.81m x 1.78m)

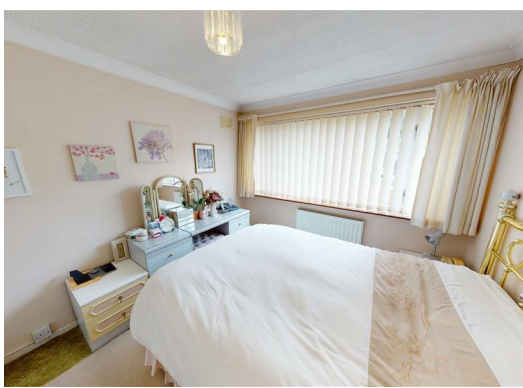
Refitted with a modern suite comprising large shower enclosure with multi-jet shower. Close couple w.c. Vanity unit incorporating a wash hand basin and with cupboards under. Sliding glass door. Pvc panelled walls and ceiling with flush fitting ceiling spot lights. Obscured double glazed window to front aspect. Chrome heated towel rail.

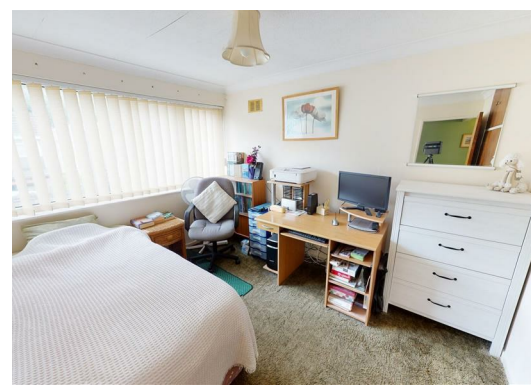
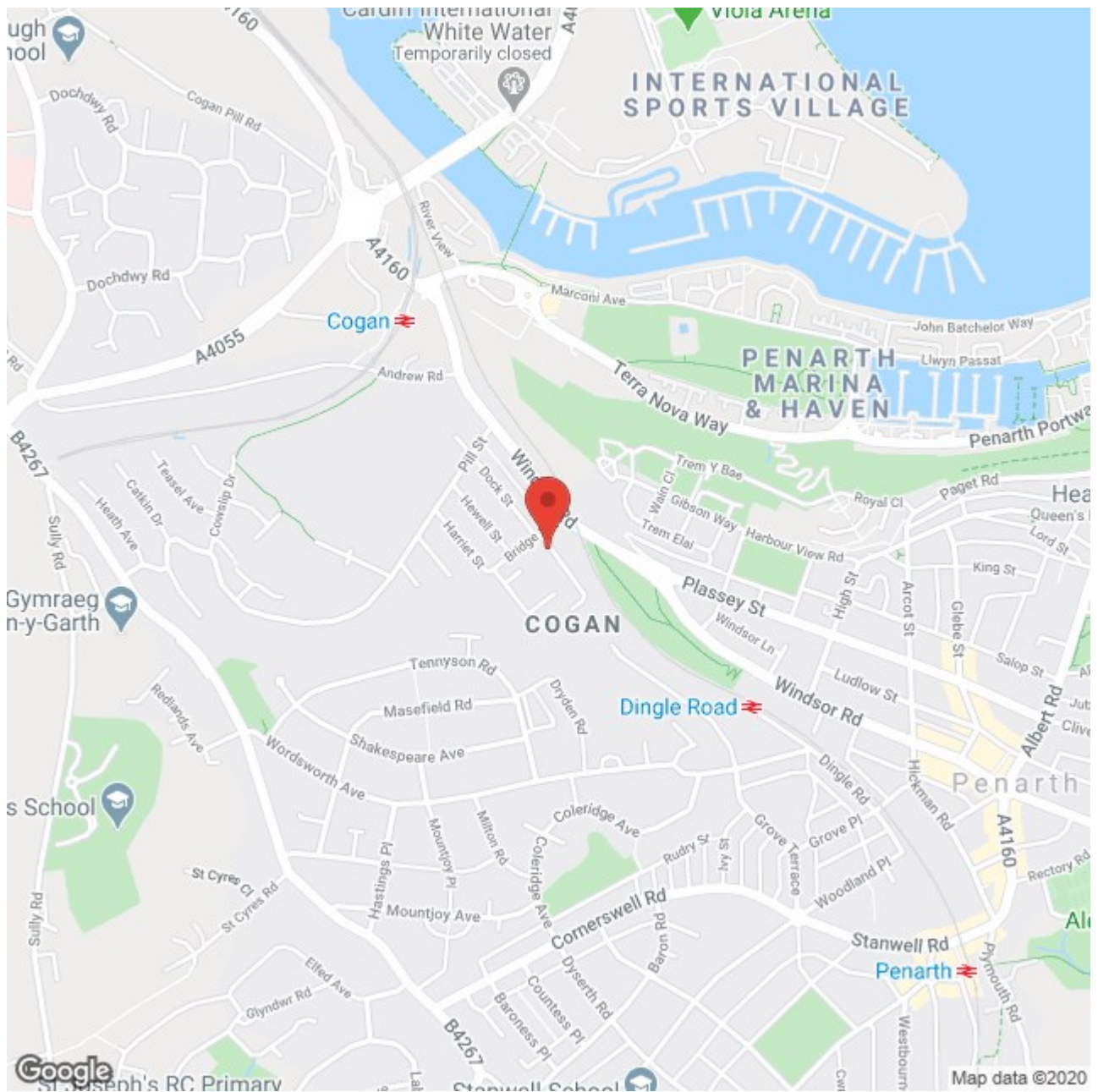
Outside

Gated landscaped front garden with steps leading to the main entrance. Flower beds and mature shrubs.

Enclosed courtyard garden with paving slabs and decked step to storage shed. (To remain)

Proof Details





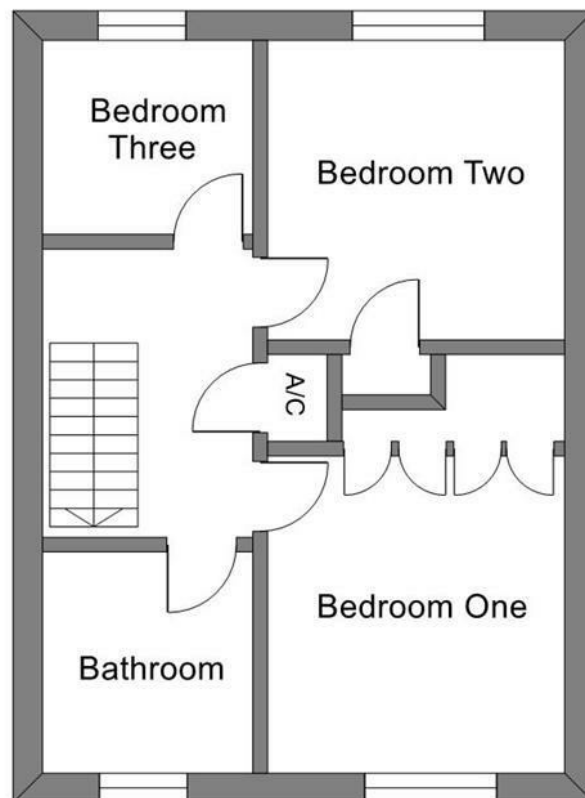
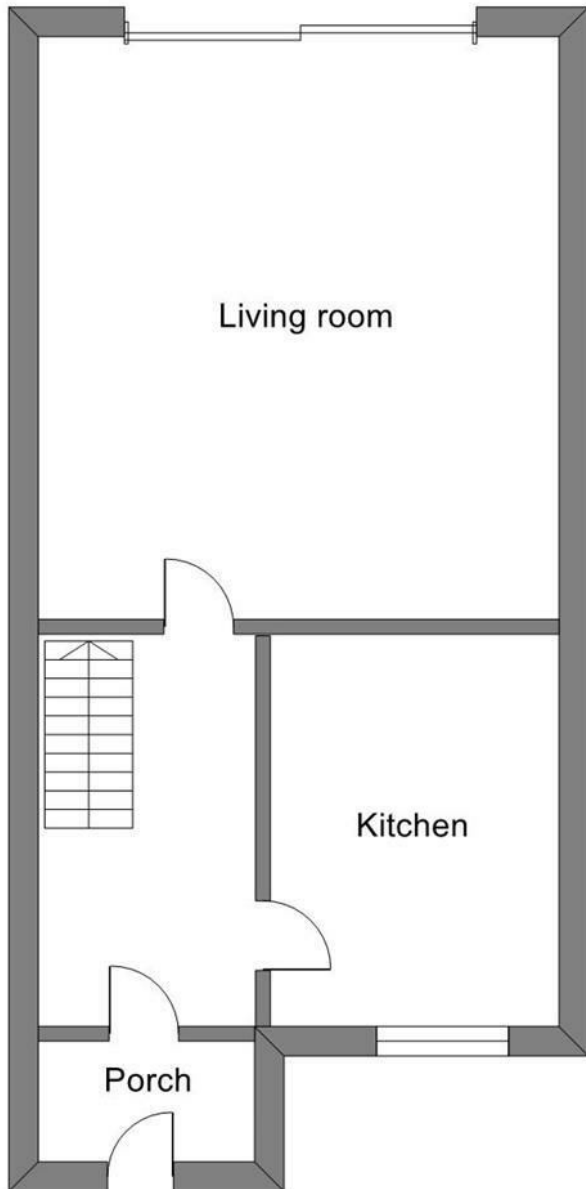


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83

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