

41 Redlands Road  
Penarth, CF64 2WD

**WATTS & MORGAN** 160 YEARS





## 41 Redlands Road Penarth, CF64 2WD

**£320,000** Freehold

### 3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this well presented, Coates Carter style, three bedroom mid-terraced property maintaining many original period features. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. In catchment for Victoria and Stanwell Schools. The property has detailed planning permission for a two storey extension and loft conversion (Ref - 2020/00477/FUL). Accommodation briefly comprises: entrance porch, hall, living room, dining room and kitchen/breakfast room. First floor landing, two generously sized double bedrooms, a spacious single third bedroom and a family bathroom. Externally the property enjoys beautifully landscaped front and rear gardens and rear lane access. EPC Rating: 'E'. Being sold with no onward chain.

#### Directions

- Penarth Town Centre 0.8 miles
- Cardiff City Centre 4.2 miles
- M4 (J33) 10.0 miles

#### Your local office: Penarth

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## Summary of Accommodation

### GROUND FLOOR

Entered via a partially glazed wooden door into a porch benefiting from tiled flooring, wooden panelled walls, original coat hooks and a large single glazed wooden window to the front elevation. A second partially glazed original wooden door with original door furniture and side window panel leads into a welcoming hallway with continuation of tiled flooring, original picture rails, original doors leading to all ground floor rooms and a wooden staircase leading to the first floor landing.

The bay fronted living room enjoys wooden flooring, a central feature fireplace with a Mahogany surround, original picture rails and a uPVC double glazed bay window to the front elevation. The dining room benefits from wooden floorboards, a central feature fireplace with an Oak surround, original picture rails and a uPVC double glazed windows to the rear elevation.

The kitchen has been fitted with a range of base and wall units with solid wooden work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from slate tile flooring, a pantry cupboard, recessed ceiling spotlights, a feature glass block window to the rear elevation, two uPVC double glazed windows to the side elevation and uPVC French doors leading to the rear garden.

### FIRST FLOOR

The first floor landing benefits from wooden floorboards, a storage cupboard, original picture rails and a loft hatch providing access to the loft space.

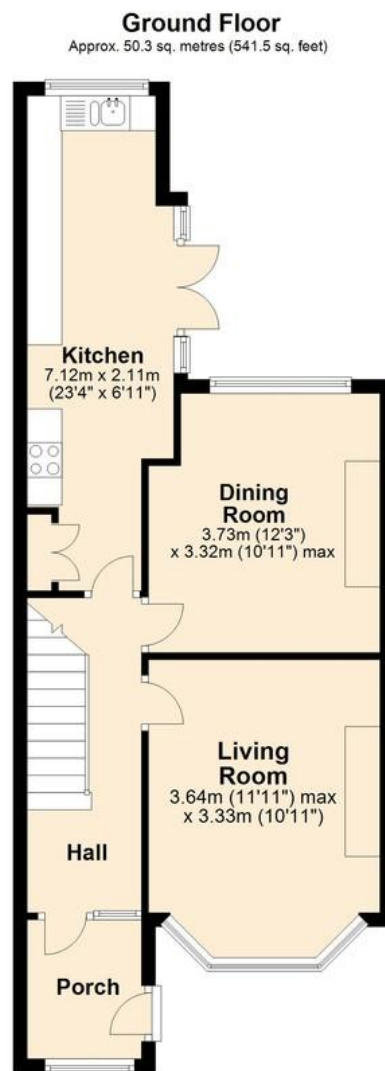
Bedroom one is a spacious double bedroom with continuation of wooden floorboards, a central feature fireplace with a cast iron surround, a recessed storage cupboard, original picture rails and a uPVC double glazed window to the rear elevation.

Bedroom two is a spacious double bedroom with carpeted flooring, a central feature fireplace with a cast iron surround, original picture rails and a uPVC double glazed window to the front elevation.

Bedroom three is a single bedroom with carpeted flooring, original picture rails and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, partially tiled walls, a wall mounted 'Worcester' boiler and a uPVC obscured double glazed window to the rear elevation.





Total area: approx. 90.4 sq. metres (973.5 sq. feet)

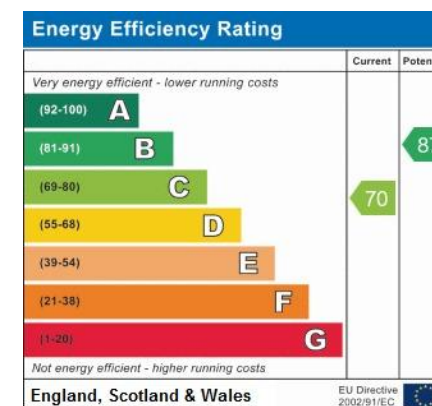
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

## GARDENS AND GROUNDS

41 Redlands Road is approached off the road onto a landscaped front garden predominantly laid with chippings and enjoys a variety of mature shrubs and borders. The beautifully landscaped rear garden is predominantly paved with a small lawn area and a variety of potted plants and a vegetable patch. The property further benefits from a brick-built storage shed, an outside water tap and rear lane access.

## SERVICES AND TENURE

All mains services connected. Freehold.







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