



23 Canon Walk
Llandough, Penarth, CF64 2NE





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£475,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this spacious four bedroom, detached, family home. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises: entrance hall, a dual aspect living room, sitting room, kitchen/breakfast room and a downstairs cloakroom. First floor landing, a spacious master bedroom with en-suite and fitted wardrobes, two additional spacious double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from a private landscaped rear garden, a driveway providing off-road parking and a detached single garage. EPC Rating: 'B'.

Directions

- Penarth Town Centre 2.0 miles
- Cardiff City Centre 3.8 miles
- M4 (J33) 8.6 miles

Your local office: Penarth

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed composite door into a welcoming hallway benefiting from wood effect Herringbone Luxury vinyl tile flooring, a carpeted staircase leading to the first floor landing and a recessed understairs storage cupboard.

The dual aspect living room enjoys carpeted flooring, a uPVC double glazed window to the front elevation and uPVC French doors leading to the rear garden.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral 'AEG' appliances to remain include: an electric oven, a 4-ring gas hob with an electric fan over and a dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, recessed ceiling spotlights, a wall mounted 'Glow Worm' combi boiler hidden within a kitchen cupboard, a uPVC double glazed window to the rear elevation and a partially obscured glazed composite door leading to the side elevation.

The sitting room enjoys carpeted flooring and a large uPVC double glazed window to the front elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising: a pedestal wash-hand basin and a WC. Further benefits from tiled flooring and an obscured uPVC double glazed window to the rear elevation.

FIRST FLOOR

The first floor landing enjoys carpeted flooring and a loft hatch providing access to the loft space.

The master bedroom enjoys carpeted flooring, a range of fitted mirror wardrobes and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising: a large walk-in shower with a thermostatic shower over, a pedestal wash-hand basin and a WC. Further benefits from wooden flooring, partially tiled walls, a wall mounted chrome towel radiator and a obscured uPVC double glazed window to the front elevation. Bedroom two is a spacious double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom three is a further double bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear elevation. Bedroom four is a single bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear 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. Further benefits from wooden flooring, partially tiled walls, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the rear elevation.



GARDENS AND GROUNDS

23 Canon Walk is approached off the road onto a private driveway providing off-road parking beyond which is a single detached garage. The enclosed private rear garden is predominantly laid to lawn with a variety of shrubs and borders, a patio area provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected. Freehold.

SERVICE CHARGE

We have been reliably informed that the Service Charge is approximately £220 per annum

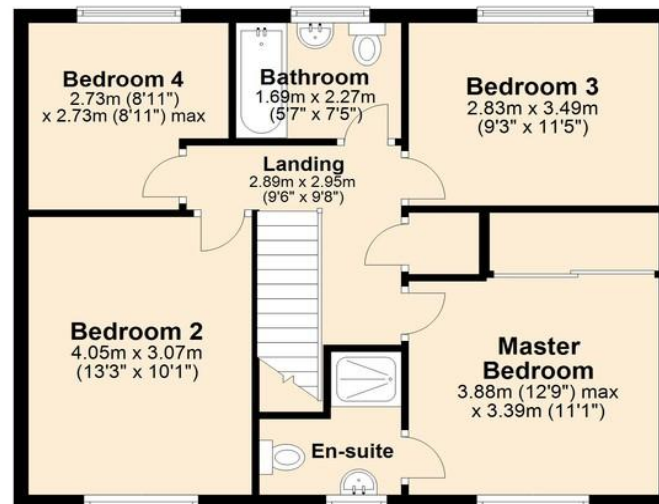
Ground Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



First Floor

Approx. 59.5 sq. metres (640.8 sq. feet)



Total area: approx. 119.2 sq. metres (1282.9 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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