



**11 Britten Road**  
Penarth, CF64 3QJ





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**£550,000** Freehold

**5 Bedrooms : 1 Bathroom : 2 Reception Rooms**

Watts & Morgan are delighted to market this spacious, detached 5 bedroom dormer bungalow set within a large corner plot. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: porch, entrance hallway, open plan living/dining room, kitchen, family bathroom, cloakroom, utility room and three double bedrooms. First floor landing and two further double bedrooms. Externally the property benefits from off-road parking for several vehicles, a detached single garage with separate store rooms and beautifully landscaped front and rear gardens. Being sold with no onward chain. EPC rating: 'TBC'.

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## Directions

- Penarth Town Centre 1.3 miles
  - Cardiff City Centre 5.0 miles
  - M4 (J33) 11.3 miles
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## Your local office: Penarth

T 02920 712266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)





## Summary of Accommodation

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### GROUND FLOOR

Entered via obscured partially glazed uPVC doors into porch benefitting from carpeted flooring, a second obscured glazed wooden door leads into a large welcoming hall way enjoying carpeted flooring, a recessed storage cupboard and a wooden staircase leading to the first floor.

The open plan living/dining room enjoys carpeted flooring, a central feature remote controlled gas fireplace, a uPVC double glazed bay window to the front elevation and large sliding patio door 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 appliances to remain include: a 'Hotpoint' electric oven and a 'Hotpoint' four ring gas hob with an extractor fan over. The kitchen further benefits from tile effect vinyl flooring, tiled walls, an under-stairs storage cupboard, a uPVC glazed window to the rear elevation and a obscured partially glazed uPVC door leading to the rear garden.

The utility room has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. Further benefits from tiled flooring, a wall mounted 'Potterton' boiler and an obscured uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from a large walk-in shower with an electric shower over, tiled flooring and walls, a wall mounted chrome towel radiator and a obscured uPVC double glazed window to the rear elevation.

The cloakroom has been fitted with a 2-piece white suite comprising: a wash hand basin set within a vanity unit and a WC. Further benefits from tiled flooring, partially tiled walls and an obscured uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of mirrored fitted wardrobes and a uPVC double glazed bay window to the front elevation.

Bedroom two is a double bedroom benefitting from carpeted flooring and a single glazed window to the side elevation.

Bedroom three is another double bedroom benefitting from carpeted flooring and a single glazed window to the side elevation.

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### FIRST FLOOR

The first floor landing benefits from a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

Bedrooms four and five are double bedrooms, both enjoying eaves storage and uPVC double glazed windows to the rear elevation.



## GARDENS AND GROUNDS

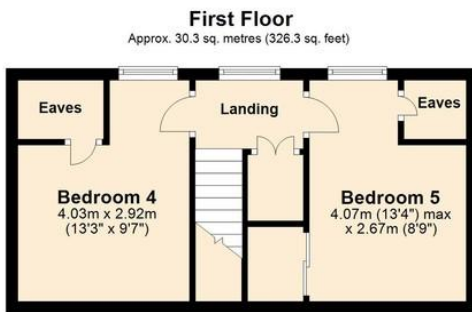
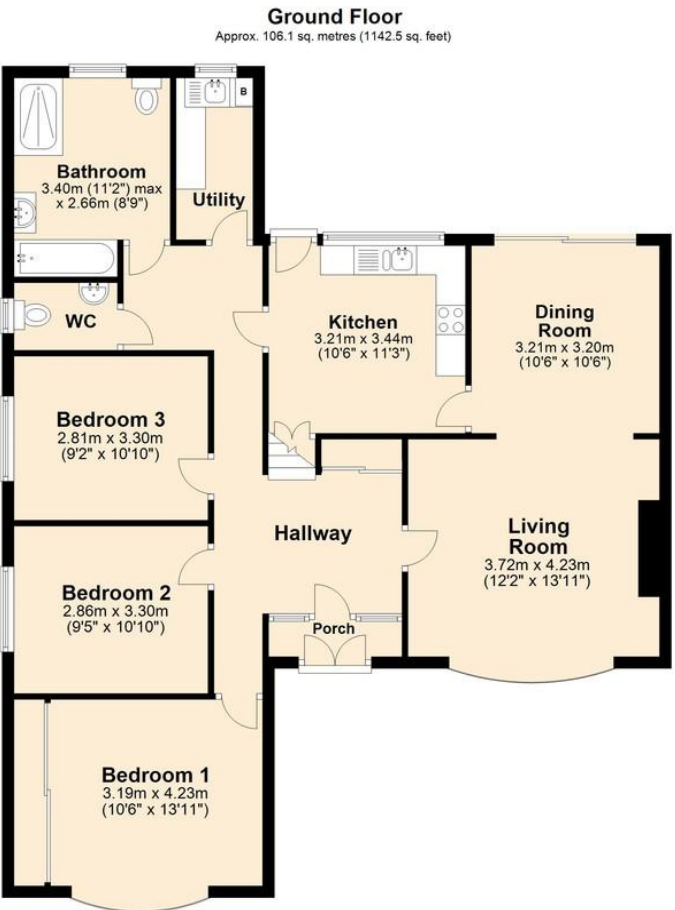
11 Britten Road is set within a spacious corner plot. A driveway to the rear provides off-road parking for several vehicles, beyond which is a detached single garage.

The beautifully landscaped front garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The rear garden is laid to lawn with a variety of mature and shrubs, a large patio area provides ample space for outdoor entertaining and dining.

## SERVICES AND TENURE

All mains services connected.

Freehold.



Total area: approx. 136.5 sq. metres (1468.9 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	37	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

