



Failte, 25a Archer Road
Penarth, CF64 3HJ





Failte, 25a Archer Road

Penarth, CF64 3HJ

£950,000 Freehold

4 Bedrooms : 2 Bathrooms : 4 Reception Rooms

Watts & Morgan are delighted to present to market a spacious four bedroom detached family home situated in one of the most desired streets in Penarth. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. In catchment for Evenlode and Stanwell School. Accommodation briefly comprises; entrance hall, sitting room, study, open-plan kitchen/dining room, conservatory, utility room and cloakroom. First floor landing, master bedroom with dressing room and ensuite, three spacious double bedrooms with fitted wardrobes and a family bathroom. Externally the property enjoys off-road parking for several vehicles beyond which is a single garage, beautifully landscaped front and rear gardens. Being sold with no on-ward chain. EPC Rating: 'D'

Directions

- Penarth Town Centre 0.5 miles
- Cardiff City Centre 3.9 miles
- M4 (J33) 10.2 miles

Your local office: Penarth

T 02920 712266

E penarth@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entered via a wooden obscured glazed door with glazed side panels into a welcoming hallway which benefits from carpeted flooring and a carpeted staircase leading to the first-floor landing.

The spacious, dual aspect living room enjoys carpeted flooring, a central gas fireplace with wooden feature surround and hardwood double-glazed windows to the front and rear elevation.

The sitting room (currently being used as a home office) enjoys carpeted flooring, fitted cupboards, wall mounted lights and a hardwood double-glazed window to the side elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a WC and a pedestal wash hand basin. The cloakroom further benefits from vinyl flooring and obscured double glazed hardwood door to the side elevation.

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 'Neff' 4-ring gas hob with an extractor hood over, a 'Neff' microwave and 'Neff' oven/grill. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from laminate wood-effect flooring, a stainless-steel bowl and a half sink and a hardwood double glazed windows to the rear elevation.

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 a stainless-steel sink, laminate wood-effect flooring, tiled splash-back and glazed hardwood double glazed door providing access to the side.

The conservatory enjoys uPVC double glazed windows to side and rear elevations with tiled flooring and uPVC double glazed French doors providing access to the rear garden.

FIRST FLOOR

The first-floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space, a recessed storage cupboard and a hardwood double-glazed box bay window to the front elevation.

The spacious master bedroom enjoys carpeted flooring and hardwood double-glazed window to the rear elevation. The dressing room enjoys fitted wardrobes, carpeted flooring and hardwood double-glazed window to the rear elevation.

The en-suite has been fitted with a 3-piece white suite comprising; a glass shower cubicle with an electric 'Triton' shower over, a wash hand basin set within vanity unit and a WC. The en-suite further benefits from carpeted flooring, a wall mounted chrome towel radiator and an obscured hardwood double-glazed window to the side elevation.

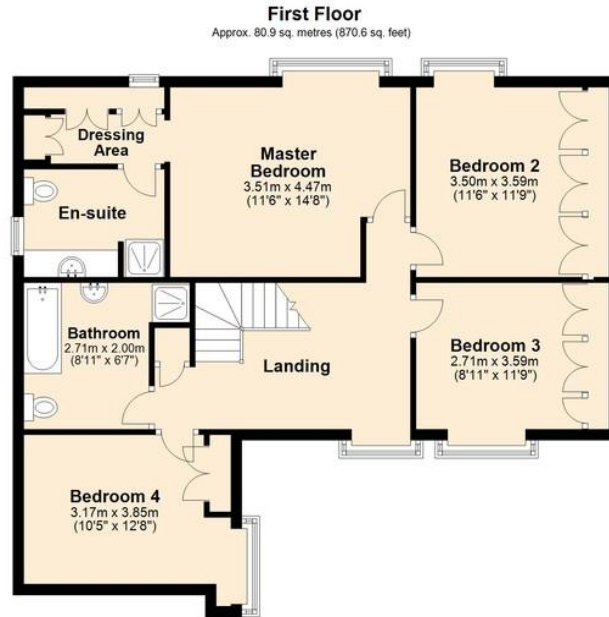
Bedroom two is another generously sized double bedroom which enjoys carpeted flooring, recessed fitted wardrobes, hardwood double-glazed box bay window to the rear elevation.

Bedroom three is a spacious double bedroom enjoying carpeted flooring, recessed fitted wardrobes and hardwood double-glazed box bay window to the front elevation.

Bedroom four is a spacious double bedroom enjoying carpeted, recessed fitted wardrobes and hardwood box bay window to the front and side elevations.

The family bathroom has been fitted with a 4-piece white suite comprising; a glass shower cubicle with a thermostatic shower over, a freestanding roll-top bath, a 'Savoy' pedestal wash hand basin and WC. Further benefits from carpeted flooring, partially tiled walls and obscured hardwood double-glazed window to the side elevation.





Total area: approx. 187.4 sq. metres (2017.5 sq. feet)

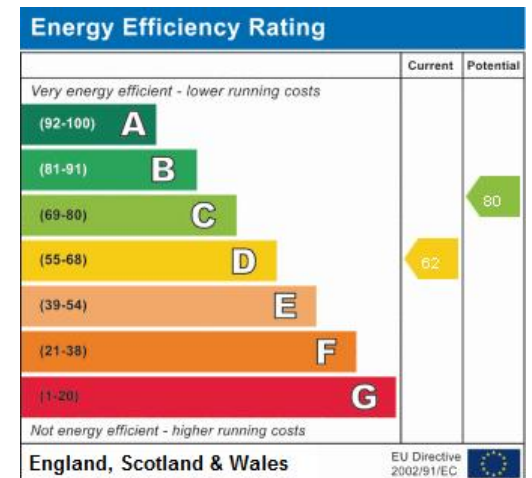
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDEN AND GROUNDS

25a Archer Road is approached off the road onto a private driveway providing parking for several vehicles beyond which is a single up and over garage. The low maintenance front garden enjoys a variety of mature shrubs and borders. The beautifully landscaped south facing rear garden is predominately laid to lawn and enjoys a variety of mature shrubs and borders. A large patio area provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected. Freehold.



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

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

