



69 Tennyson Road  
Penarth, CF64 2SA



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**£299,950** Freehold

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

Watts & Morgan are excited to market this spacious three bedroom, semi-detached family home. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, living room, sitting/dining room, kitchen, a utility room and a cloakroom. First floor landing, two spacious double bedrooms, a generously sized single bedroom and a family bathroom. Externally the property benefits from a tarmac driveway providing off-road parking for two vehicles and landscaped front and rear gardens. Being sold with no onward chain. EPC Rating: 'TBC'.



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### Directions

- Penarth Town Centre 1.0 miles
- Cardiff City Centre 3.9 miles
- M4 (J33) 9.9 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via an obscured glazed aluminium door into a welcoming hallway which enjoys carpeted flooring, a carpeted staircase leading to the first floor and an obscured uPVC double-glazed window to the side elevation.

The living room benefits from carpeted flooring, a central feature gas fireplace and an aluminium double-glazed boxed bay window to the front elevation.

The sitting/dining room is a versatile room which benefits from carpeted flooring and a uPVC double-glazed window to the rear elevation.

The kitchen has been fitted with a range of wall and base units with marble-effect laminate work surfaces. Space has been provided for freestanding white goods. The kitchen further benefits from tile-effect vinyl flooring, partially tiled splash-back, a recessed storage cupboard, an aluminium double-glazed window to the rear elevation and an obscured glazed aluminium door leading to the side lobby.

The side lobby enjoys vinyl flooring, a recessed storage cupboard and two partially-glazed uPVC double-glazed doors providing access to both the front and rear elevations of the property.

The utility room has been fitted with a range of base units with roll-top laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from vinyl flooring and a single-glazed window to the front elevation.

The cloakroom serving the ground floor accommodation has been fitted with a WC. The cloakroom further benefits from tile-effect vinyl flooring and a single-glazed window to the rear elevation.

### FIRST FLOOR

The first-floor landing enjoys carpeted flooring, a recessed storage cupboard, a loft hatch providing access to the loft space and an obscured uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom which benefits from carpeted flooring, a recessed storage cupboard and an aluminium double-glazed window to the front elevation.

Bedroom two is a generously sized double bedroom which enjoys carpeted flooring, a range of fitted wardrobes, a recessed storage cupboard and a uPVC double-glazed window to the rear elevation.

Bedroom three is a spacious single bedroom which enjoys carpeted flooring, a wall-mounted 'Worcester' combi boiler, a recessed storage cupboard and an aluminium double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a corner shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from vinyl flooring, tiled walls and an obscured aluminium double-glazed window to the rear elevation.

### GARDENS AND GROUNDS

69 Tennyson Road is approached off the road onto a tarmac driveway providing off-road parking for two vehicles. The front garden is predominantly laid with chippings and enjoys a variety of mature shrubs and borders.

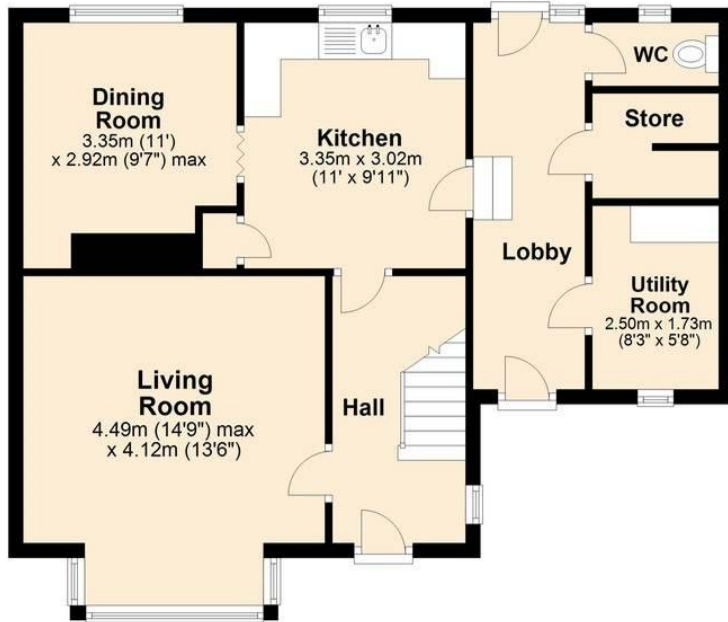
The large, private enclosed rear garden which backs on to protected woodland is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area provides ample space for outdoor entertaining and dining.

### SERVICES AND TENURE

All mains services connected. Freehold.

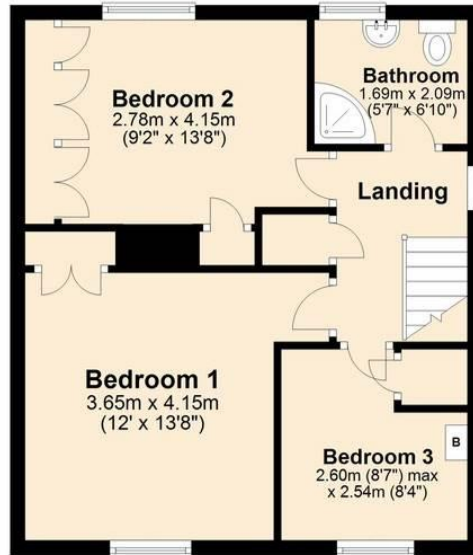
### Ground Floor

Approx. 62.2 sq. metres (669.1 sq. feet)



### First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



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.

AWAITING EPC GRAPH.

Total area: approx. 105.0 sq. metres (1130.2 sq. feet)

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

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