



5 Heath Avenue  
Penarth, CF64 2QZ





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**Offers in Excess of £390,000** Freehold

**4 Bedrooms : 1 Bathroom : 3 Reception Rooms**

Watts & Morgan are delighted to market this four bedroom semi-detached family home. Situated in a highly desired area of Penarth. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: porch, entrance hall, living room, dining room, kitchen and breakfast room. First floor landing, two spacious double bedrooms, two single bedrooms and a family bathroom. Externally the property enjoys off-road parking for several vehicles and beautifully landscaped front and rear gardens. EPC Rating 'TBC'.

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### Directions

- Penarth Town Centre 1.5 miles
  - Cardiff City Centre 3.4 miles
  - M4 (J33) 9.4 miles
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### Your local office: Penarth

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## Summary of Accommodation

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### GROUND FLOOR

Entered via an obscured double glazed sliding door into a porch enjoying vinyl flooring, a second hardwood door with stained glass panel leads into a welcoming hallway enjoying 'TLC' tile effect flooring and a carpeted staircase leading to the first floor with an under stair storage cupboard.

The spacious living room enjoys carpeted flooring, a central feature fireplace with a back boiler, glazed wooden folding doors leading to the dining room and a uPVC double glazed window to the front elevation.

The dining room benefits from Karndean 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 roll top laminate work surfaces. Integral appliances to remain include: a 'Belling' electric oven and grill, an 'Indesit' fridge and a 'Zanussi' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of 'TLC' tile effect flooring, partially tiled splashback, undercounter lighting and a uPVC double glazed window to the side elevation.

The breakfast room follows through from the kitchen and enjoys continuation of 'TLC' tile effect flooring, uPVC double glazed windows to all elevations and a uPVC double glazed door leading to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising: a wash-hand basin and a WC. The cloakroom further benefits from tile effect vinyl flooring, partially tiled splashback and an obscured uPVC double glazed window to the side elevation.

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### FIRST FLOOR

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder, a loft hatch providing access to the partially boarded loft space and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom two is another spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation providing elevated views towards Cardiff Bay.

Bedroom three is a further spacious bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation.

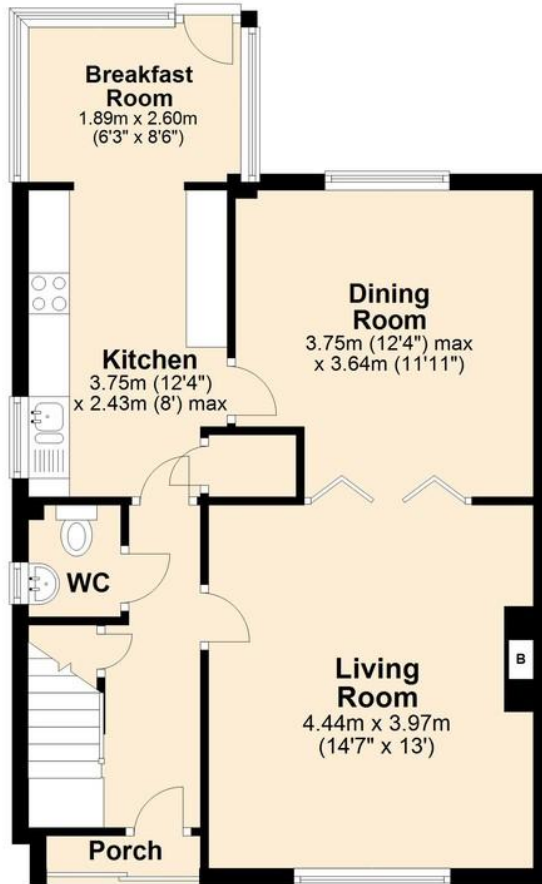
Bedroom four is a single bedroom enjoying carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled 'P' shape bath with an electric shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, tiled walls, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the side elevation.



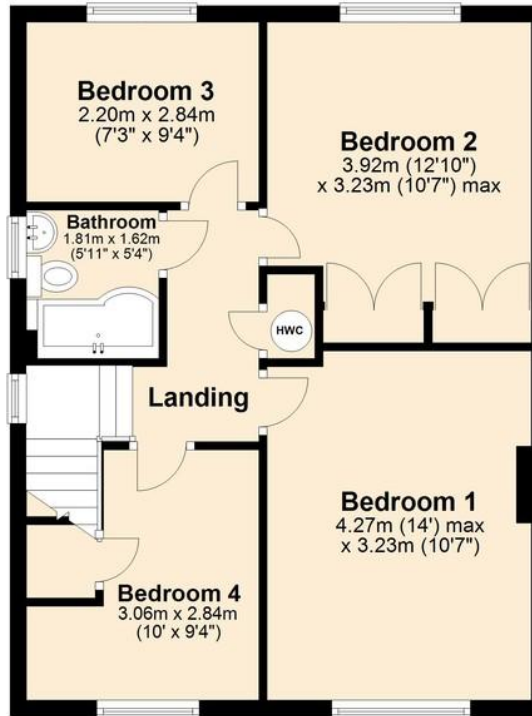
### Ground Floor

Approx. 56.2 sq. metres (605.0 sq. feet)



### First Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 107.4 sq. metres (1155.6 sq. feet)

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

### GARDENS AND GROUNDS

5 Heath Avenue is approached off the road to the rear of the property onto a driveway providing off-road parking for several vehicles. The landscaped front garden is predominantly laid with chippings with the variety of mature shrubs and borders. The beautifully landscaped rear garden is predominantly paved with a variety of mature shrubs, borders and potted plants. The patio area provides ample space for outdoor entertaining and dining.

### SERVICES AND TENURE

All mains services connected. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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