11 Gainsborough Road
Penarth, CF64 2LD

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£235,000 Freehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to market this three bedroom mid-terraced family home. Conveniently located to local transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: porch, entrance hallway, living/dining room, kitchen. First floor landing, two double bedrooms, third single bedroom and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking and an enclosed rear garden. Being sold with no onward chain. EPC Rating 'C'.

Directions

•	Penarth Town Centre	0.4 miles
•	Cardiff City Centre	3.5 miles
•	M4 (J33)	9.3 miles

Your local office: Penarth

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Summary of Accommodation

GROUND FLOOR

Entered via an obscured partially glazed uPVC door into a porch benefiting from laminate wood flooring, a recessed storage cupboard and two obscured uPVC double glazed windows to the front elevation.

A second partially glazed wooden door leads into a hallway enjoying carpeted flooring, a recessed storage cupboard and a carpeted staircase leading to the first floor with an understairs storage cupboard.

The living/dining room benefits from carpeted flooring, four ceiling light points, a feature wooden fireplace, a uPVC double glazed window to the rear elevation and a uPVC double glazed door with a glazed side panel providing access to the rear garden.

The kitchen has been fitted with a range of base units with laminate roll top work surfaces. Integral appliances to remain include; a 'Beko' electric oven and a 'Beko' 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from carpeted flooring, a recessed storage cupboard and a large uPVC double glazed window to the front elevation.

FIRST FLOOR

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the wall mounted 'Baxi' combi boiler and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

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

Bedroom three is a single bedroom benefiting from 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 an electric shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from carpeted flooring, partially tiled splashback and an obscured uPVC double glazed window to the front elevation.
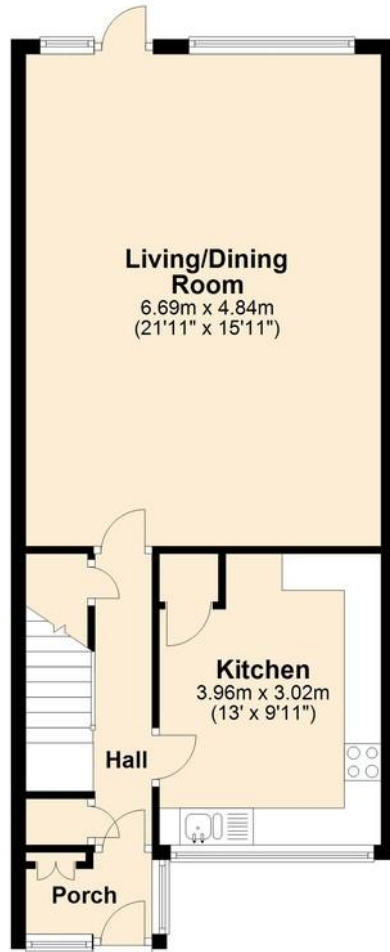
GARDENS AND GROUNDS

11 Gainsborough Road is approached off the road onto a block paved driveway providing off-road parking. The private enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining. The property further benefits from an additional off road parking space.
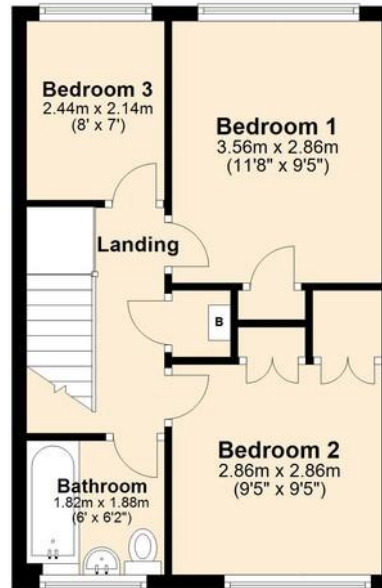
SERVICES AND TENURE

All mains services connected. Freehold.
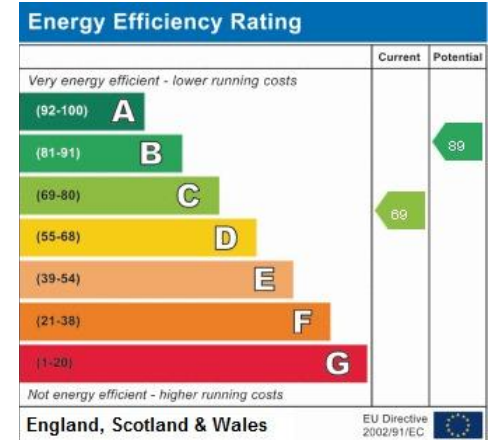
Ground Floor
Approx. 54.1 sq. metres (582.5 sq. feet)

Living/Dining Room
6.69m x 4.84m
(21'11" x 15'11")

Kitchen
3.96m x 3.02m
(13' x 9'11")

Hall

Porch

First Floor
Approx. 36.4 sq. metres (392.1 sq. feet)

Bedroom 3
2.44m x 2.14m
(8' x 7')

Bedroom 1
3.56m x 2.86m
(11'8" x 9'5")

Landing

B

Bedroom 2
2.86m x 2.86m
(9'5" x 9'5")

Bathroom
1.82m x 1.88m
(6' x 6'2")

Total area: approx. 90.5 sq. metres (974.6 sq. feet)

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

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **A**		
(81-91) **B**		89
(69-80) **C**		
(55-68) **D**	69	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales
EU Directive
2002/91/EC