





## 10 Ivy Street

Penarth, Penarth

3 BEDROOMS; 2 RECEPTIONS; GREAT LOCATION FOR SCHOOLS - Situated off the bustling Cornerswell Road is this really well presented 3 bedroom terraced home  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- WELL PRESENTED TERRACED HOME
- 3 BEDROOMS AND 2 RECEPTION ROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- GROUND FLOOR WET ROOM/WC
- FIRST FLOOR BATHROOM/WC
- GAS CH, UPVC, COURTYARD GARDEN WITH SHEDS
- EPC C71





### **Entrance Porch**

Accessed via opaque uPVC door with matching panel over. Vinyl tiled floor. Internal glazed door to hall.

### **Hallway**

Continuation of the flooring and with complementing stair case with spindle balustrade and newel post plus handrail. Coved ceiling with period cornice, meter cupboard and traditional panelled doors give access to the two separate reception room and the kitchen dining room. Radiator. Under stair storage space.

### **Living Room**

13' 3" x 10' 7" (4.04m x 3.23m)

Spacious room with front window. Recessed display style fire place with mantel over. Smooth coved ceiling and radiator.

### **Dining / Sitting Room**

12' 0" x 10' 10" (3.66m x 3.30m)

Reception room with exposed floor boards and rear uPVC window. Radiator.

### **Kitchen Dining Room**

13' 9" x 9' 9" (4.19m x 2.97m)

Continuation of the flooring, the kitchen is well appointed with matching eye level and base units in white and with complemented work surfaces over with stainless steel sink unit inset. Free standing space for appliances plus recessed areas for table and chairs as required. Smooth coved ceiling. Side uPVC window, Modern splash backs. Radiator. Panelled door leads to the rear lobby / utility.

### **Rear Lobby / Utility**

9' 5" x 4' 8" (2.87m x 1.42m)

With easy wipe non slip flooring and opaque patio door leading to rear garden. Handy storage cupboards, radiator and smooth ceiling with recessed spot lights. Combo boiler. Space and plumbing for washing machine. Panelled door to wet room / WC





### **Wet Room**

8' 4" x 2' 7" (2.54m x 0.79m)

Comprising white suite with close coupled WC, wall hung basin and open shower area with non grout splash backs. Extractor. Recessed spot lights and heated towel rail. Opaque uPVC rear window. Tiled splash backs and non slip flooring.

### **First Floor Landing**

Split over two levels and with the vinyl tile flooring. Panelled doors give access to the three double bedrooms and a bathroom / WC

### **Bedroom One**

17' 1" x 10' 10" (5.21m x 3.30m)

With a modern laminated flooring, this excellent sized bedroom has two sets of uPVC tilt and turn windows, radiator and access to the loft.

### **Bedroom Two**

12' 1" x 10' 10" (3.68m x 3.30m)

A second double bedroom with modern laminate flooring. Rear uPVC tilt and turn window; radiator.

### **Bedroom Three**

10' 2" x 8' 2" (3.10m x 2.49m)

A good size bedroom with laminate floor, rear uPVC window and radiator.

### **Bathroom / WC**

6' 7" x 5' 11" (2.01m x 1.80m)

With white suite comprising close coupled WC, pedestal basin and bath with shower attachment over and wall bracket. Ceramic tiled splash backs. Side opaque uPVC window. Vinyl flooring.





### FRONT GARDEN

Forecourt, setting the property back from the road. Path to front door. Stone chippings. Dwarf wall boundary with pillar.

### REAR GARDEN

Courtyard style rear garden which is laid to patio. Gated rear lane access. Raised area for potted plants etc. Handy area to side, ideal for storage etc. Two wooden clad storage units.

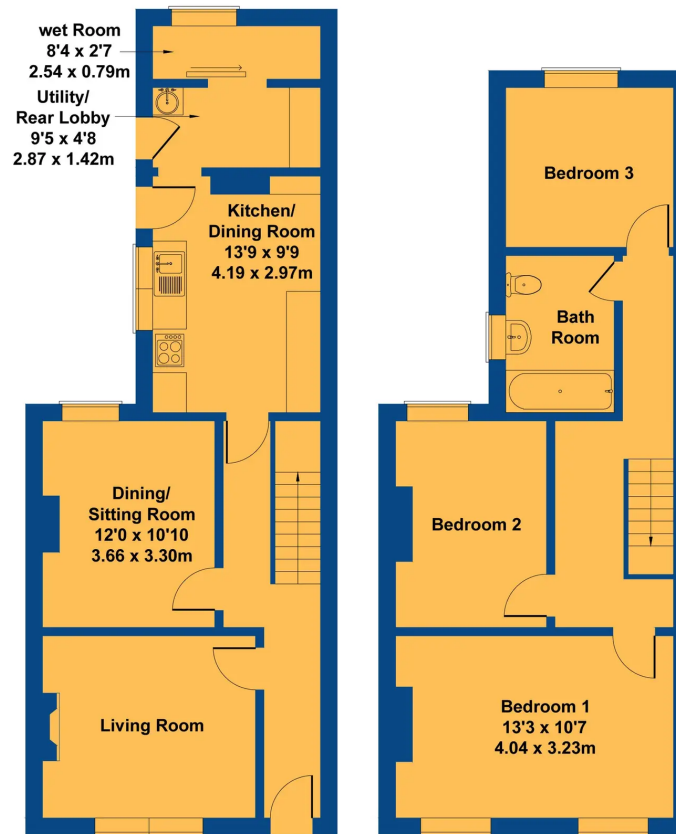


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# 10 Ivy Street

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



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