

Lavernock Road,

Penarth, CF64 3QG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£895,000**



Detached House



# Property Description

**\*\* EXECUTIVE FOUR BEDROOM DETACHED \*\*  
SPACIOUS PLOT\*\*** A beautifully presented substantial home that has off-road parking, a garage, plus substantial gardens and a large patio area to the rear. Internally there are four bedrooms, two en-suites and a stunning main family bathroom. Downstairs there is a gorgeous kitchen/dining/sitting room, a large cinema room and a utility room with a downstairs cloakroom. The property also benefits from a 4kW solar panel system, fitted in 2012 and generating FIT payments of around £900 annually. EPC: B.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx TBC**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Located on one of Penarth's most sought after roads with fabulous schools, the tennis club and golf club, all within walking distance. The lovely seaside village of Sully is a short drive away, as is the Seaside Town of Penarth. Here you will find a range of independent shops and restaurants plus a train line taking you to Cardiff City and beyond.

## HALLWAY

6' 6" x 7' 10" (2.0m x 2.4m)

Spacious, welcoming hallway with doors off to the principal downstairs rooms and stairs up to the first floor. Fully tiled with underfloor heating.

## OFFICE/PLAYROOM

9' 4" x 16' 5" (2.85m x 5.02m)

Lovely room located to the front of the property. A real bonus room where the children can come and play or you can come and work from home.

## TV/CINEMA ROOM

14' 1" x 17' 5" (4.3m x 5.32m)

Beautifully presented cinema room with full width sliding doors leading out to the rear garden. There is a professional projector and a large screen. The room also has underfloor heating plus a wood burner.

## KITCHEN/DINER

10' 8" x 35' 1" (3.26m x 10.71m)

Spacious triple aspect room that is presented to a very high standard. The room has full width bi-fold doors to the rear, space for seating, a wood burner, plus a fabulous modern integrated kitchen with a range of integrated appliances.

## UTILITY ROOM

10' 7" x 9' 6" (3.25m x 2.91m)

An essential in any home is this separate utility, taking the laundry out of the kitchen. There is also a cloakroom with a sink and toilet.

## FIRST FLOOR

### BEDROOM ONE

10' 8" x 16' 6" (3.27m x 5.05m)

Located to the front of the property and bathed in light is this substantial bedroom with an en-suite and a large dressing room

### EN-SUITE

6' 6" x 7' 9" (2.00m x 2.38m)

Crisp modern hotel style room with a good size shower plus a ceramic toilet and sink. The room is lit up by a good size window.

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#### DRESSING ROOM

11' 1" x 5' 10" (3.4m x 1.8m)

Everyone's dream is this large walk in dressing room. There is ample storage space for all the clothes and shoes you could wish for.

#### BEDROOM TWO

9' 3" x 9' 6" (2.84m x 2.9m)

This second good size double room is located to the front of the property and is perfect as a children's bedroom, a nursery or as a guest room.

#### EN-SUITE

5' 2" x 5' 6" (1.6m x 1.68m)

Perfect en-suite with a walk in shower plus a low level toilet and sink. The room has a good size window flooding the room with light.

#### BEDROOM THREE

11' 1" x 11' 1" (3.38m x 3.4m)

Overlooking the wonderful rear gardens is the great guest room. There is plenty of space for all the essential bedroom furniture.

#### BEDROOM FOUR

14' 1" x 10' 4" (4.31m x 3.15m)

Another large room overlooking the rear gardens and with ample space for all the bedroom furniture you could want.

#### MAIN BATHROOM

11' 3" x 7' 4" (3.43m x 2.24m)

Absolutely sumptuous bathroom presented to a very high standard. There is a full size bath, a large walk in shower, a chrome towel radiator, a ceramic sink plus a ceramic toilet. There is also a good size window, lighting up this lovely room.

#### SECOND FLOOR

##### ATTIC

Large attic space that is virtually all boarded and is accessed by a pull down ladder from the hatch on the landing. This is a fabulous space for storage, or with the correct planning could be converted to accommodate more living space.

#### REAR GARDEN

Fabulous rear garden that has been very well looked after. There is a large lawned area and a large patio area where you can enjoy alfresco dining or a morning coffee.

#### FRONT GARDEN

In and out parking with access to the lovely garage. There is also access to the rear garden. The drive has been professionally paved and can easily accommodate 5 cars.

#### GARAGE

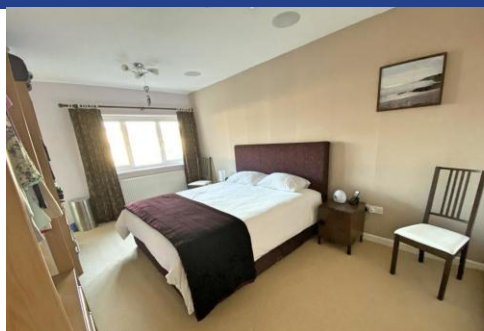
9' 3" x 20' 8" (2.84m x 6.31m)

Good size garage perfect for storing a car, a home gym or a ideal storage area. The room also benefits from ceiling loft space for additional storage.

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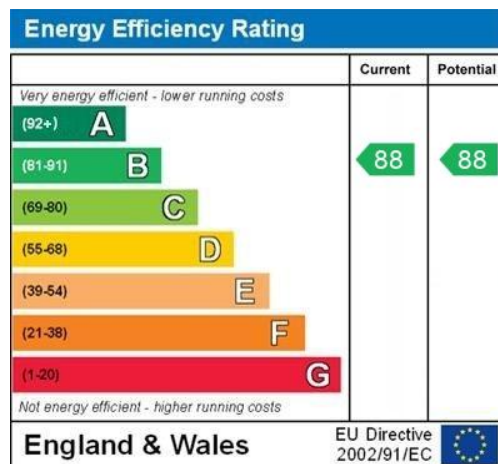
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