

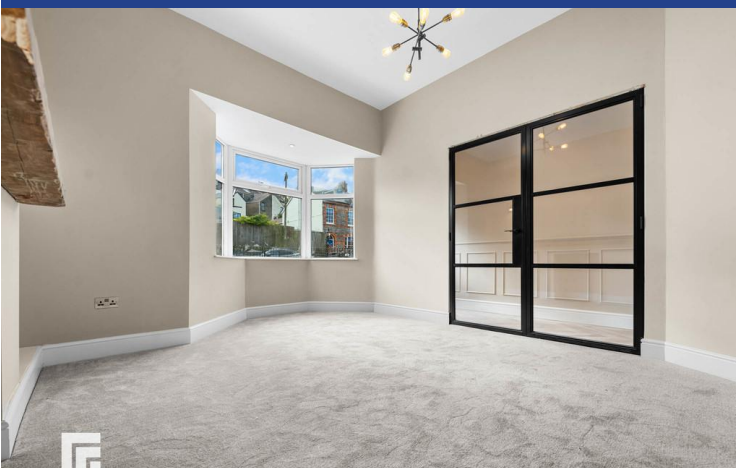
John Street,
Penarth, CF64 1DN



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£525,000



Semi Detached House

4

2

3

2

Property Description

BEAUTIFULLY RENOVATED, FOUR BEDROOM, SEMI-DETACHED HOUSE IN PENARTH MGY are delighted to bring to market this exceptional four bedroom, semi-detached house which has been renovated to a high specification throughout. The property is situated on a quiet street in Penarth, and is within walking distance to the Penarth Marina and local shops. The accommodation is split over three floors, and briefly comprises :- entrance hallway, lounge, dining room, modern kitchen/breakfast room, and WC to the ground floor. To the first floor there are three bedrooms and a family bathroom. Finally, to the second floor is the master bedroom with shower en-suite. The property further benefits from underfloor heating to the ground floor, is chain free, and has potential for an off-road parking space to the rear. *Viewing highly recommended*

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,510 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered front door leading from private front garden. Newly fitted LVT flooring. Feature wall panelling. Pendant light fittings. Doors to lounge, dining room, downstairs WC, and kitchen. Underfloor heating. Stairs rising to first floor.

LOUNGE

Double glazed bay window to front aspect. Newly fitted carpets. Two alcoves with feature fireplace. Pendant light fitting with additional wall lighting. Power points. Underfloor heating.

DINING HALL

Continuation of the LVT flooring from hallway with underfloor heating beneath. Pendant light fitting with additional wall lighting. Power points. Two alcoves - one with cupboard housing utility meters. Double glazed door leading to rear garden.

DOWNSTAIRS WC

Tiled flooring. WC. Wash hand basin with mixer tap over. Wall mounted LED mirror. Spotlight. Extractor.

KITCHEN/BREAKFAST ROOM

Continuation of LVT flooring with underfloor heating beneath. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with hot and cold tap over and induction hob with extractor above. Integrated appliances such as oven and grill. Space for washing machine and fridge/freezer. Power points. Spotlights and additional wall lighting. Double glazed window to side aspect. Bi-folding doors leading to rear garden.

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FIRST FLOOR

Carpet runner up the stairs. Double glazed obscure window to side aspect. Pendant light fittings. Doors to three bedrooms and family bathroom. Radiator. Stairs rising to second floor.

BEDROOM FOUR

Newly fitted carpet to floor. Radiator. Pendant light fitting. Skylight to ceiling. Power points.

FAMILY BATHROOM

Tiled flooring. Spotlights. Free standing curved bath with mixer tap over. Walk in shower cubicle with mains powered shower and additional handheld attachment above. 'His and hers' vanity unit with curved counter top wash hand basins and mixer taps over. Wall mounted mirror. Double glazed obscure window to rear aspect. Extractor fan. Black heated towel rail.

BEDROOM THREE

Newly fitted carpet to floor. Radiator. Pendant light fitting with additional wall lighting. Power points. Double glazed window to rear aspect.

BEDROOM TWO

Located at the front of the house. Double glazed bay window to front aspect with additional window to side. Newly fitted carpet to floor. Pendant light fitting with additional wall lighting. Two alcoves. Feature fireplace. Power points. Radiator.

SECOND FLOOR

Carpet to floor. Pendant light fitting. Door to master bedroom.

MASTER BEDROOM

Newly fitted carpet to floor. Pendant light fitting with additional wall lighting. Double glazed window with views over Cardiff Bay. Additional skylight to ceiling. Radiator. Power points. Eaves storage. Built in wardrobe. Door to shower en-suite.

ENSUITE

Tiled flooring. Vanity wash hand basin with mixer tap over and storage beneath. Walk in shower cubicle with mains powered drench shower over and additional handheld attachment. WC. Extractor fan. Obscure double glazed window. Spotlights.

OUTSIDE

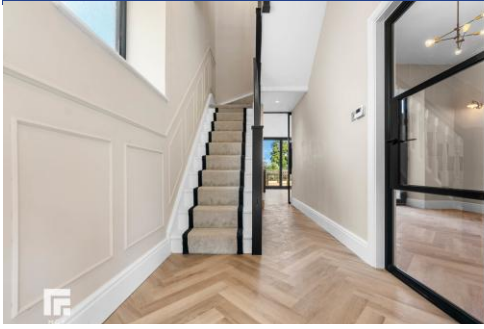
Front - Gate. Tiled pathway leading to front door. Shingled area. Railing and wall border.

Rear - Laid to patio. Two levels. Fence and wall border. Side lane access. Potential to convert into an off road parking space.

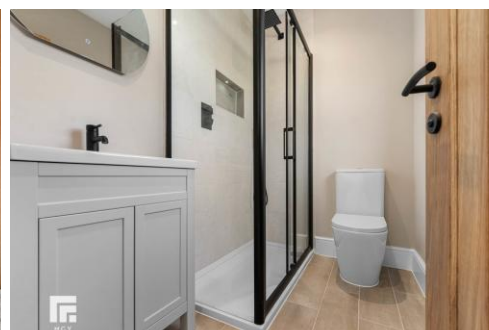
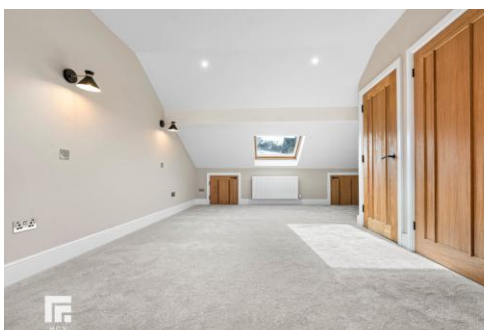
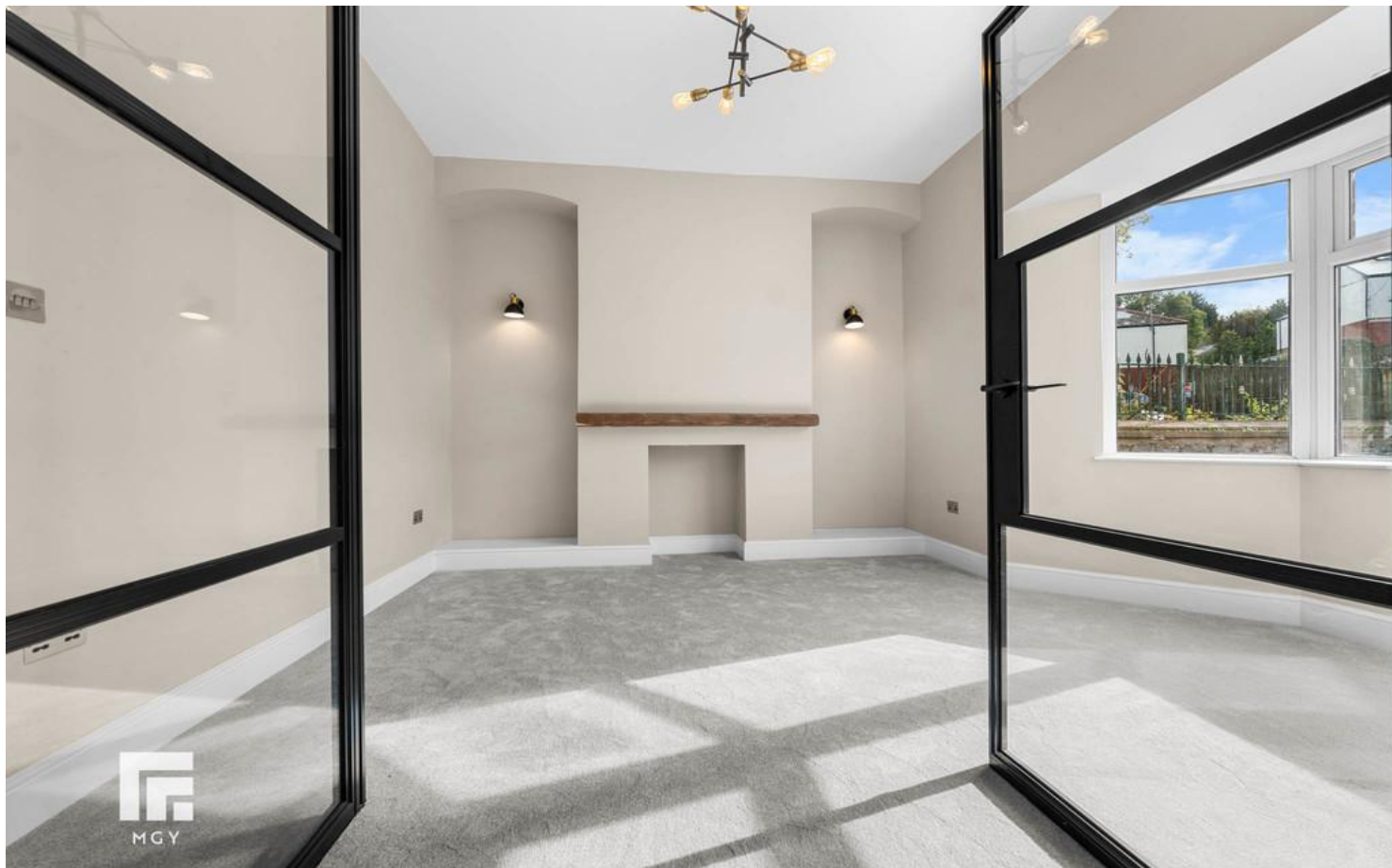
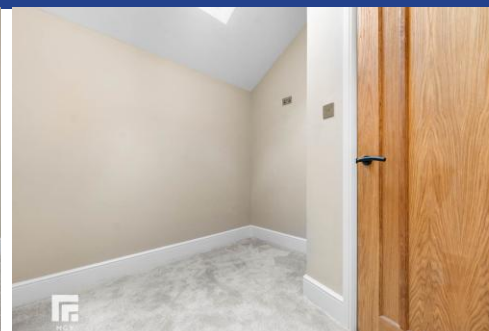
TENURE

MGY are advised that this property is FREEHOLD.

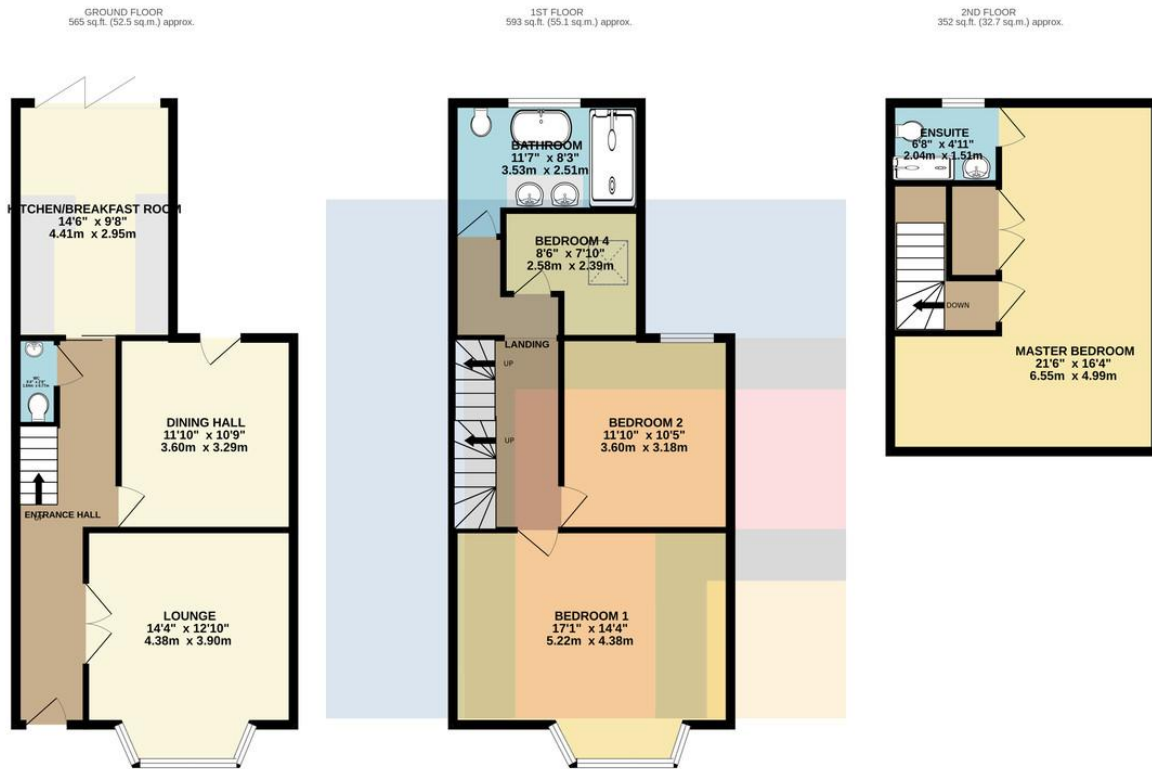
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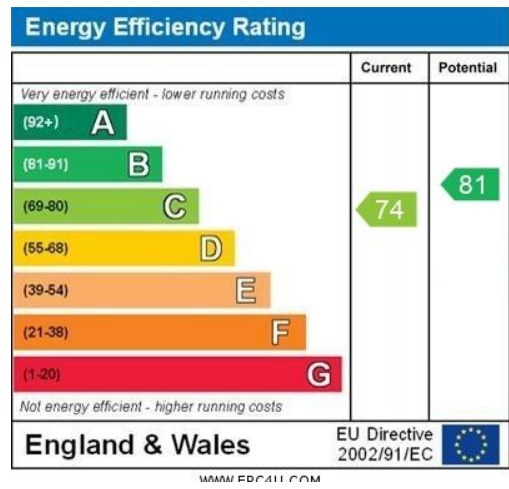
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TOTAL FLOOR AREA: 1510 sq.ft. (140.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by you.



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