



71 CORNERSWELL ROAD  
PENARTH CF64 2UY

ASKING PRICE OF  
**£575,000**



END TERRACED HOUSE



**\*\* EXTENDED FOUR BEDROOM FAMILY HOME \*\* THREE BATHROOMS \*\* GARAGE**  
**\*\* A beautifully appointed and extended four bedroom end terraced property situated in a prime position within Penarth. The property retains many period features with accommodation briefly comprising, entrance hallway, lounge with fitted plantation shutters, through to kitchen/dining/family room, laundry room and shower room/WC. To the first floor are three spacious bedrooms and modern bathroom. On the second floor is the principal suite with modern en-suite. To the rear is an enclosed garden with garage and gated access to side and rear lane. EPC: TBC**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,467 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **LOCATION**

Penarth, a scenic town in the Vale of Glamorgan, is known for its beautiful coastline, Victorian architecture, and welcoming community. The town offers a variety of green spaces and stunning views over the Bristol Channel, making it a popular location for both families and visitors. Penarth is also home to highly regarded schools, such as Stanwell School and St Cyres School, both of which are known for their strong academic performances and excellent extracurricular offerings. These schools contribute to the town's reputation as a desirable place to live for those seeking quality education alongside a peaceful coastal lifestyle.

#### **ENTRANCE**

Enclosed paved front courtyard to front door.

#### **HALLWAY**

16' 0" x 5' 7" (4.90m x 1.72m)

Doors to lounge and kitchen/dining/family room. Stairs to first floor with neat under stair storage cupboards. Feature high ceiling. Radiator.

#### **LOUNGE**

15' 5" x 14' 9" (4.72m x 4.51m)

Feature uPVC double glazed bay window to front with fitted plantation shutters. Gas fireplace with modern wooden surround and granite hearth. Two radiators. Glazed double doors to:

#### **KITCHEN/DINING/FAMILY ROOM**

21' 8" x 16' 3" (6.62m x 4.97m (max))

An open-plan kitchen/family room fitted with a wide range of traditional base and eye level units incorporating ceramic sink with complementary oak worktops. Integrated fridge/freezer, dishwasher and microwave. Fitted electric oven and 5 burner gas hob with extractor hood over. Tiled splash backs. Tiled flooring with underfloor heating. Spotlights. uPVC double glazed window, Velux window, and French patio doors to rear. Door to laundry room.

#### **LAUNDRY ROOM**

7' 3" x 4' 11" (2.21m x 1.50m)

Fitted wall units. Space for washing machine and tumble dryer. Tiled flooring with underfloor heating. Extractor fan. Door to shower room/WC.

#### **SHOWER ROOM/WC**

10' 9" x 4' 9" (3.28m x 1.47m (max))

Low level WC, vanity enclosed wash hand basin and walk-in shower with electric shower over and glass screen. Tiled splash backs and flooring with underfloor heating. Extractor fan. uPVC double glazed window to front. Loft access.

#### **FIRST FLOOR**

##### **LANDING**

Doors to three bedrooms, bathroom and stairs to second floor.

##### **BEDROOM TWO**

14' 5" x 11' 9" (4.40m x 3.60m)

uPVC double glazed window to front with fitted plantation shutters. Feature cast iron fireplace with tiled hearth. Radiator.

##### **BEDROOM THREE**

11' 8" x 10' 9" (3.58m x 3.29m)

uPVC double glazed window to rear. Laminate wood flooring. Radiator.

##### **BEDROOM FOUR**

9' 6" x 9' 3" (2.92m x 2.82m)

uPVC double glazed window to front with fitted plantation shutters. Laminate wood flooring. Radiator.



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## BATHROOM

9' 4" x 5' 10" (2.85m x 1.80m)

A modern suite comprising low level WC, floating wash hand basin and panelled P-bath with mixer shower over and glass screen. Tiled flooring and splash backs. Radiator. Shaver point. uPVC double glazed window to rear.

## SECOND FLOOR LANDING

Door to bedroom one. Double glazed Velux window to front.

## BEDROOM ONE

16' 4" x 13' 8" (4.99m (max) x 4.17m)

uPVC double glazed window to rear and two double glazed Velux windows to front. Storage in to eaves. Cupboard housing Worcester gas boiler. Radiator. Spotlights. Door to en-suite.

## EN-SUITE

7' 6" x 4' 11" (2.30m x 1.50m)

Low level WC, vanity enclosed wash hand basin and walk-in shower with electric shower over and glass screen. Radiator. Tiled flooring and splash backs. Shaver point. Spotlights. Extractor fan. uPVC double glazed window to rear.

## OUTSIDE

### REAR GARDEN

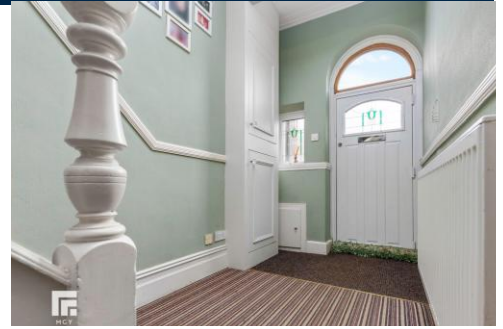
An enclosed rear garden laid to lawn with paved patio and shrub borders. Pathway to rear gate. Pedestrian door to garage. Boundary fence. Gated side access. Outside tap and lighting.

### GARAGE

Roller shutter door on to rear lane. Two windows. Light and power.



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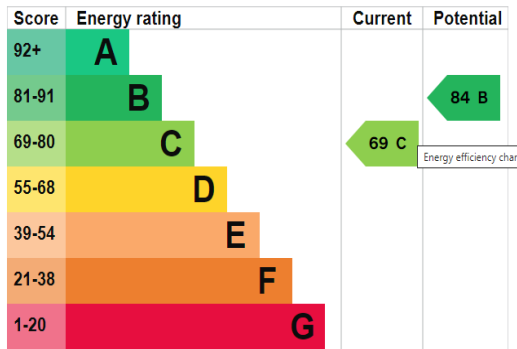


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TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.

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