



RHODFA'R MORWYDD  
PENARTH  
CF64 2UD

OFFERS IN EXCESS OF  
**£399,950**



### THREE BEDROOM DETACHED HOUSE



**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,085 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **KITCHEN/DINER**

17' 3" x 12' 5" max (5.27m x 3.81m)

A modern kitchen fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven with 6 burner gas hob and extractor hood over. Space for fridge/freezer and dishwasher. LVT flooring. Radiator. uPVC double glazed window, and French patio doors with bay window to rear. Door to utility room.

#### **UTILITY ROOM**

5' 2" x 4' 8" (1.58m x 1.43m)

Space for washing machine and tumble dryer, with work surfaces over. Wall mounted gas central heating boiler. LVT flooring. Radiator. Double glazed external door to rear garden. Door to WC.

#### **CLOAKROOM**

5' 1" x 3' 3" (1.57m x 1.00m)

Low level WC and pedestal wash hand basin with tiled splash backs. LVT flooring. uPVC double glazed window to side. Radiator.

#### **FIRST FLOOR LANDING**

Doors to three bedrooms and family bathroom. Loft access.

#### **BEDROOM ONE**

12' 0" x 9' 1" (3.66m x 2.77m)

uPVC double glazed window to front. Radiator. Opening to dressing room.

#### **DRESSING ROOM**

6' 10" x 5' 4" (2.10m x 1.64m)

Wardrobes to one wall. Radiator. uPVC double glazed window to rear. Door to:

#### **\*\* THREE BEDROOM DETACHED \*\***

**GARAGE** \*\* **NO CHAIN** \*\* MGY are pleased to offer this modern three bedroom detached home situated within a popular development in Penarth. The property benefits from a single garage and landscaped rear garden. The accommodation briefly comprises; entrance hallway, lounge, kitchen/diner, utility room and WC to the ground floor. Upstairs are three bedrooms including principal with dressing room and en-suite, plus the family bathroom. A South facing landscaped rear garden. Driveway and single garage. No chain. EPC rating B.

#### **LOCATION**

Located in a quiet, modern development on the edge of Penarth, this property offers easy access to excellent local schools, green spaces, and Penarth town centre. The seafront, shops, and cafés are just a short distance away, with great transport links into Cardiff and the M4 nearby—perfect for families or commuters.

#### **ENTRANCE**

Entered via double driveway with section of lawn, to front door and single garage. Gated access to rear garden.

#### **HALLWAY**

4' 10" x 4' 3" max (1.49m x 1.32m)

Entered via double glazed front door into hallway. Luxury Vinyl Tile (LVT) flooring. Storage cupboard. Radiator. Door to lounge.

#### **LOUNGE**

15' 10" x 13' 4" into bay (4.85m x 4.08m)

uPVC double glazed bay window to front. LVT flooring. Radiator. Stairs to first floor with under stair storage cupboard. Glazed door to kitchen/diner.



**M G Y . C O . U K**

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## EN-SUITE

6' 10" x 3' 10" (2.10m x 1.18m)

Low level WC, pedestal wash hand basin and double shower cubicle with sliding door and electric shower over. Tiled splash backs. Extractor fan. uPVC double glazed window to rear. Ladder radiator.

## BEDROOM TWO

10' 11" x 9' 10" (3.34m x 3.01m)

uPVC double glazed window to front. Fitted wardrobe. Radiator.

## BEDROOM THREE

10' 8" x 6' 3" (3.27m x 1.93m)

uPVC double glazed window to rear. Radiator.

## BATHROOM

6' 3" x 6' 2" (1.92m x 1.90m)

The suite comprises low level WC, pedestal wash hand basin and panelled bath. Tiled splash backs. Ladder radiator. Extractor fan. uPVC double glazed window to rear.

## OUTSIDE REAR GARDEN

A Southerly facing, landscaped rear garden mainly laid to lawn with paved patio and hedge borders. Flower bed with mature tree and shrubs. Outside tap. Boundary fence.

## GARAGE

16' 8" x 9' 0" (5.09m x 2.76m)

Single garage.



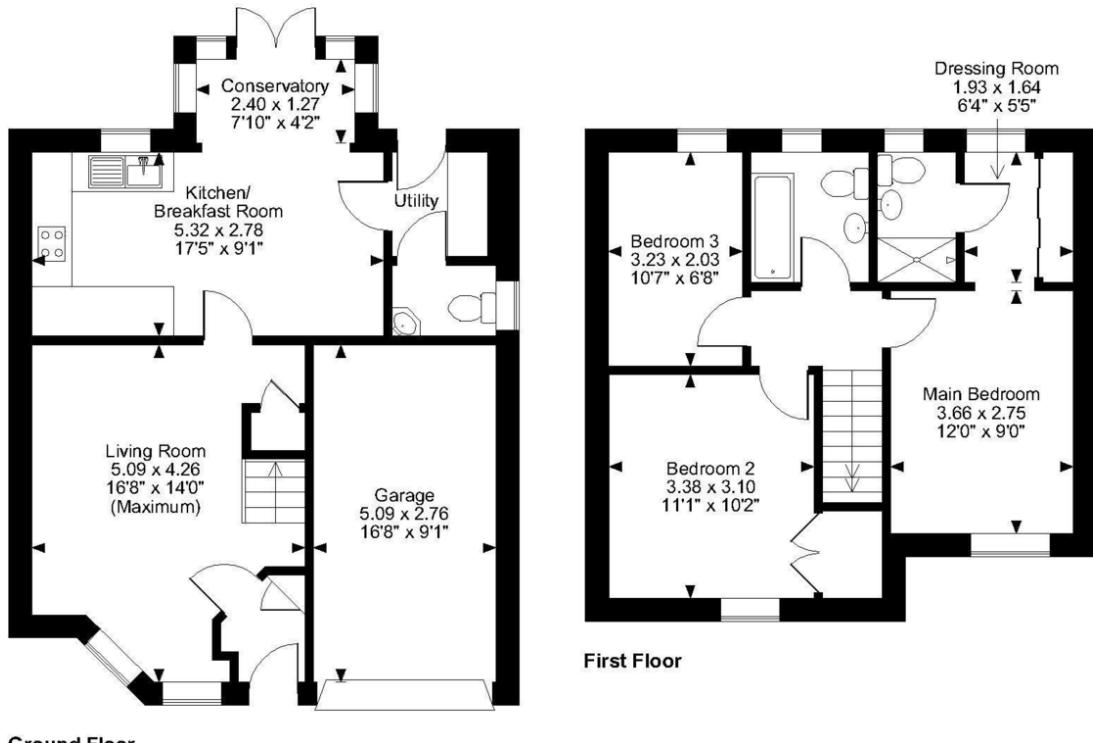
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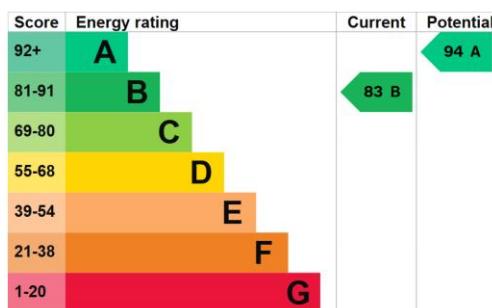
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Ground Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**PENARTH 029 2047 5191**

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