



**Machen Street, Penarth, CF64 2UB**

## **Welcome to**

### **Machen Street, Penarth**

A delightful two double bed home in the heart of Penarth ideal for first time buyers, offering great space including a good sized lounge, open plan kitchen/diner, bathroom and cloakroom/WC and a private rear garden. Ideally situated close to shops, parks, schools, transport links and schools.

#### **Entrance Hall**

Enter via a part double glazed door, black & white tiled floor, period style radiator, doors to lounge, kitchen/diner and cloakroom/WC.

#### **Cloakroom / Wc**

Wall mounted wash hand basin, WC and space for washing machine.

#### **Lounge**

Double glazed window to front, feature cast-iron fireplace, stripped timber floorboards and radiator.

#### **Kitchen / Diner**

Double glazed double door leading to rear garden, double glazed window to rear, floor and wall mounted kitchen units with work surface over, single bowl and drainer sink unit with mixer tap over, tiled splashbacks, 4-ring gas hob, double electric oven and grill, wall mounted gas combi boiler, space for table and chairs, radiator, tiled floor and spotlights.

#### **Landing**

Double glazed window to front, stripped timber doors to two double bedrooms and bathroom.

#### **Bedroom 1**

Double glazed window to front, feature cast-iron radiator and stripped timber floor.

#### **Bedrooms 2**

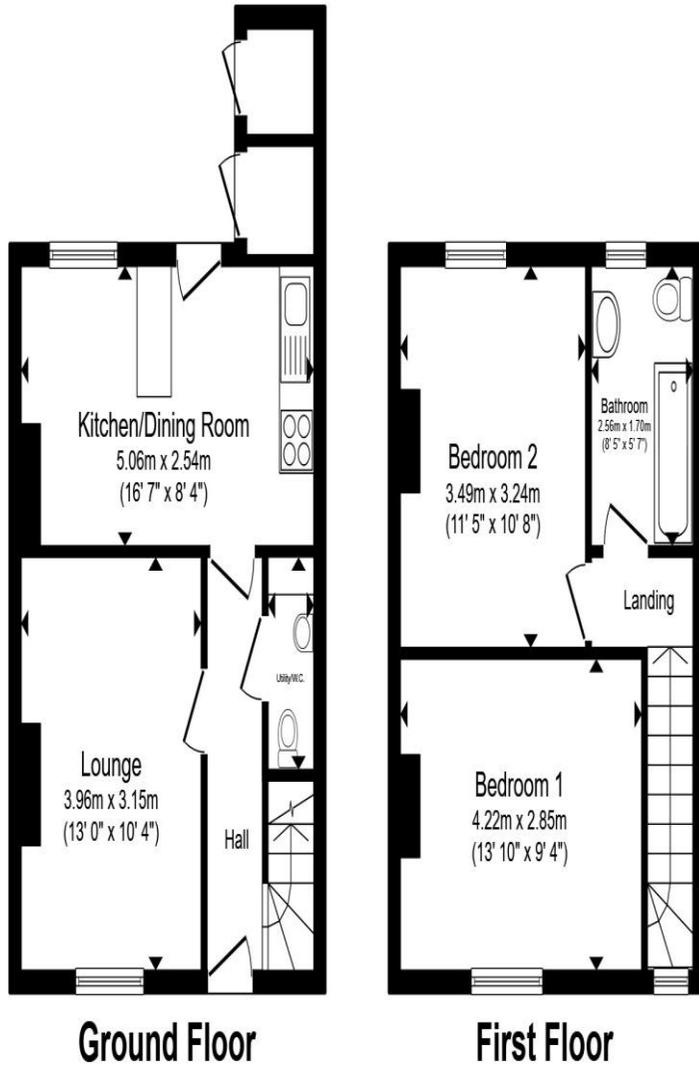
Double glazed window to rear, feature cast-iron radiator and stripped timber floor.

#### **Bathroom**

Double glazed window to rear, panelled bath with shower screen, wash hand basin with mixer tap over set into a wooden vanity unit with shelf space under and WC.

#### **Rear Garden**

An enclosed rear garden laid predominantly to lawn with maturely planted borders. A paved pathway leads to the rear of the garden and a timber gate which provides pedestrian access to a rear lane. Brick built lean-to storage shed.



Total floor area 68.5 m<sup>2</sup> (737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### Machen Street, Penarth

- A two bed home situated on a quiet residential street in central Penarth
- A bright and airy living room with a modern, well equipped kitchen/diner
- A stylish, contemporary family bathroom
- Private, low-maintenance rear garden
- Close to local shops, parks, schools, and public transport

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£325,000**



**view this property online** [allenandharris.co.uk/Property/PNR106931](https://allenandharris.co.uk/Property/PNR106931)



Property Ref:  
PNR106931 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](https://allenandharris.co.uk)