

6 Fairfield Road, Penarth, Vale of Glamorgan.



A well presented three bedroom semi-detached property situated in a very popular location within walking distance of Penarth Town Centre. The property comprises porch, entrance hall, living room, dining room, kitchen. Three bedrooms and family bathroom to first floor. Small garden to front with driveway leading to single garage providing ample parking. Enclosed rear garden. Very easy access to Dingle train station. EPC - F.

Guide Price £345,000 Freehold

Ref: 18801

6 Fairfield Road, Penarth.

SITUATION

Penarth Town is known locally as 'The garden by the sea' and offers a range of good quality shops, a public library, leisure centre and various sporting clubs and has managed to preserve its special Victorian character, and remains a seaside Town of considerable charm and elegance. There are walks along the cliff tops and leisurely walks in Windsor Gardens, the Seafront Park, with views across the Bristol Channel to the Somerset coast. "The Vale" as it is often known, offers attractive countryside, a mixture of sandy and stony beaches along the Heritage Coast Conservation Area and a good range of leisure and country pursuits.

Penarth has easy access to the M4 motorway via the A4232 to Junction 33 approximately 9 miles to the north with Cardiff International airport approximately 9 miles to the west. Penarth train station gives a regular service to Cardiff Central, which provides a service to London every 30 minutes.

ACCOMMODATION

PORCH

A covered storm porch.

ENTRANCE HALL

Entered via a decorative glazed panel door with glazed panels to side and over, wooden flooring, window to side, coved ceiling, stairs to first floor and radiator.

LIVING ROOM 11' 7" x 12' 4" (3.54m x 3.77m)

A light room with a large Upvc double glazed bay window to front, limestone fire surround with feature log burner, wooden flooring, two wall lights, coved ceiling, feature cast iron radiators, BT and TV points.

DINING ROOM 12' 6" x 12' 4" (3.82m x 3.78m)

Wooden flooring, wooden glazed panel French doors to rear garden, coved ceiling and radiator.

KITCHEN 17' 9" x 8' 9" (5.42m x 2.69m)

Fitted floor units with Iroco worktop over with 1 1/2 ceramic sink drainer unit with mixer tap over. 'Rangemaster' range cooker with 5 burners and warming plate, double oven and grill, glass and stainless steel cooker hood over, integrated appliances include washer/dryer and dishwasher. Terracotta red tiled floor, Upvc glazed panel French doors to rear, floor to ceiling window to side, decorative window and Upvc double-glazed window to side. Radiator.

FIRST FLOOR

LANDING

Window to side, fitted carpet, coved ceiling and attic access to part boarded attic.

BEDROOM ONE 14' 3" x 10' 6" (4.35m x 3.21m)

Large Upvc double-glazed bay window to front, fitted carpet, fitted wardrobes, coved ceiling and radiator.

BEDROOM TWO 12' 6" x 12' 5" (3.82m x 3.81m)

Upvc double-glazed window to rear, fitted carpet, dado rail, coved ceiling and radiator.

BEDROOM THREE 7' 10" x 7' 5" (2.40m x 2.28m)

Upvc double-glazed window to front, fitted carpet, coved ceiling and radiator.

BATHROOM 7' 10" x 6' 3" (2.41m x 1.93m)

A white suite comprising panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Tile effect vinyl flooring, half tiled walls, Upvc obscured double-glazed window to rear and radiator. Airing cupboard with gas boiler.



OUTSIDE

Front

Enclosed front garden laid to lawn with mature shrub borders, driveway to side leading to single garage proving ample off street car parking.

Rear

An enclosed rear garden mainly laid to lawn with brick paved patio with mature shrub borders. Outside tap. Single garage with side pedestrian door to rear garden.

COUNCIL TAX

We are verbally informed by the Vale of Glamorgan that the property is within Band E.

POST CODE

CF64 2SL

MEASUREMENTS

All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



