

# 1 St. Cyres Close

Penarth CF64 2WT

Guide price

£450,000



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**\*\*Chain Complete - Quick Sale Preferred\*\*** A substantial four bedroom semi-detached home located in a private road in the heart of Penarth, with easy access to transport links into Cardiff. The home boasts a very secluded location and benefits from a large driveway for many vehicles, a garage, a generous rear garden and ample living accommodation.

Internally the accommodation comprises an entrance hallway, lounge, dining room, kitchen, W/C, a games room and a conservatory. To the first floor there are four double bedrooms, an ensuite and a family bathroom.



## Entrance

A substantial semi-detached home fronted with a large driveway, access to the garage and covered side return. PVCu door into:

## Porch

Obscured PVCu double glazing, hand painted Spanish floor tiles and a door to the hallway.

## Hallway

Quartz floor tiles, carpeted stairs to the first floor, storage beneath the stairs and a radiator.

## Lounge 23'03 x 12'07 (7.09m x 3.84m)

A generous living room laid to carpet, there is a large window to the front fitted with wooden window shutters, a multi-fuel burner set upon a slate hearth and a radiator.

## Dining Room 15'02 x 12'11 (4.62m x 3.94m)

Slate floor tiles, a rear aspect PVCu double glazed window and french doors to the conservatory. Open to the kitchen.

## Kitchen 22'00 x 9'06 (6.71m x 2.90m)

Slate floor tiles, a range of wall and base units with a 1 and ½ bowl sink and drainer, space for a gas cooker with a hood above, space for an American fridge/freezer and plumbing for multiple appliances. There are two large rear aspect PVCu double glazed windows, two large storage cupboards, one of which houses the Worcester combi boiler, tile splash backs.

## Inner Porch

PVCu double glazed door to the covered side return, which in turn gives access to the garden and driveway.

## W/C

Low level W/C, a wash basin, wall units and a heated towel rail. Rear aspect window.

## Games Room 20'00 x 11'09 (6.10m x 3.58m)

Tile floor, large double doors opening to the driveway, a storage cupboard and a radiator.

## Conservatory

PVCu double glazed windows, French doors opening to the garden, tile floor.

## First Floor

### Landing

Fitted carpet, a loft hatch and doors to all rooms.

## Master Bedroom 17'06 x 11'09 max (5.33m x 3.58m max)

A generous double bedroom laid to carpet and there is a front aspect PVCu double glazed window fitted with wooden window shutters. Radiator

## Ensuite

A three piece suite comprising a walk in double shower with a glass screen, a push button W/C and a vanity unit with a wash basin. Tile walls, tile splash-backs and wall units.

## Bedroom Two 14'05 x 11'11 to wardrobes (4.39m x 3.63m to wardrobes)

A double bedroom laid to carpet, there are full width wardrobes and a front aspect PVCu double glazed window fitted with wooden window shutters. Radiator.



**Bedroom Three** 11'01 x 9'10 to wardrobes (3.38m x 3.00m to wardrobes)

A double bedroom laid to carpet, there are large built in wardrobes, a built in vanity unit, a storage cupboard and a front aspect PVCu double glazed window fitted with wooden window shutters. Radiator.

### Bedroom Four

A double bedroom laid to fitted carpet, there is a rear aspect PVCu double glazed window, full length wardrobes and a radiator.

### Bathroom

A four piece suite comprising a Jacuzzi bath, a stand alone shower cubicle, a low level W/C and a vanity unit and wash basin. Tile walls, tile floor, a heated towel rail and two large rear aspect windows.

### Outside

#### Front Garden

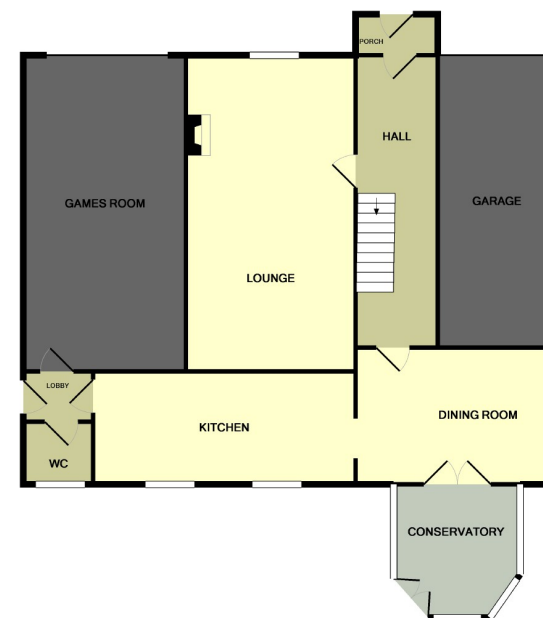
A large hardstand driveway suitable for parking many vehicles. Remote operated up and over door gives access to the garage.

#### Garage

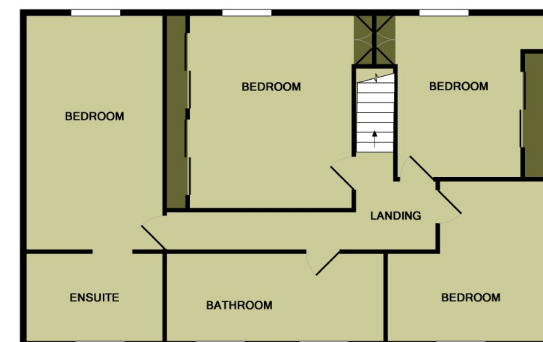
A single garage with a remote operated electronic up and over door, automatic lighting and power.

#### Rear Garden

A large garden to the rear, which is entirely enclosed with gated access to the side and driveway. Laid to paving stones, there is a greenhouse and a potting shed.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1370 SQ.FT.  
(127.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 978 SQ.FT.  
(90.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2347 SQ.FT. (218.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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