



7 Plover Way
Penarth, CF64 5FU





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£340,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are excited to market this spacious, three bedroom detached family home situated at the end of a quiet cul-de-sac. Found a short walk to Penarth Clifftops and Cosmeston Park. Accommodation briefly comprises: entrance hall, open plan living/dining room, kitchen, utility room, pantry, conservatory, cloakroom. First floor landing, three spacious bedrooms and a family bathroom. Externally the property enjoys off-road parking for several vehicles, low maintenance, landscaped front and rear gardens. EPC Rating 'TBC'.



Directions

- Penarth Town Centre 1.9 miles
- Cardiff City Centre 5.7 miles
- M4 (J33) 7.9 miles

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Summary of Accommodation

GROUND FLOOR

Entered via an obscured glazed uPVC door into a welcoming hallway benefiting from tiled flooring, a carpeted staircase with an understairs storage cupboard and a uPVC double glazed window to the side elevation.

The open plan living/dining room enjoys oak flooring, a central feature electric fireplace, a uPVC sliding door providing access into the conservatory and a uPVC double glazed window to the front elevation.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, a wall mounted 'Worcester' combi boiler, a stainless steel sink and a uPVC double glazed window to the rear elevation.

The utility room has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of tiled flooring and a uPVC double glazed window to the rear elevation.

The pantry enjoys continuation of tiled flooring, a central ceiling light point and a range of shelving providing ample storage.

The conservatory enjoys uPVC double glazed windows to the side elevation and a door provides access out onto the rear garden. The conservatory further benefits from laminate flooring and a central heating radiator.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a wash-hand basin and a WC. The cloakroom further benefits from laminate flooring, a chrome towel radiator and an obscured uPVC double glazed window to the front elevation.

FIRST FLOOR

The first floor landing enjoys laminate flooring and a loft hatch providing access to the loft space.

Bedroom one is a generously sized double bedroom which enjoys continuation of laminate flooring and a uPVC double glazed window to the rear elevation.

Bedroom two is a spacious double bedroom which enjoys laminate flooring and a uPVC double glazed window to the front elevation.

Bedroom three is a spacious single bedroom which enjoys continuation of laminate flooring, a recessed storage cupboard over the stairs and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising: a walk-in shower cubicle with a 'Mira' electric shower, a wash-hand basin set within a vanity unit, a bidet and a WC. The bathroom further benefits from fully tiled walls, vinyl flooring and an obscured uPVC double glazed window to the rear elevation.

GARDEN AND GROUNDS

7 Plover Way is approached off the road onto a block paved driveway providing parking for several vehicles. The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders.

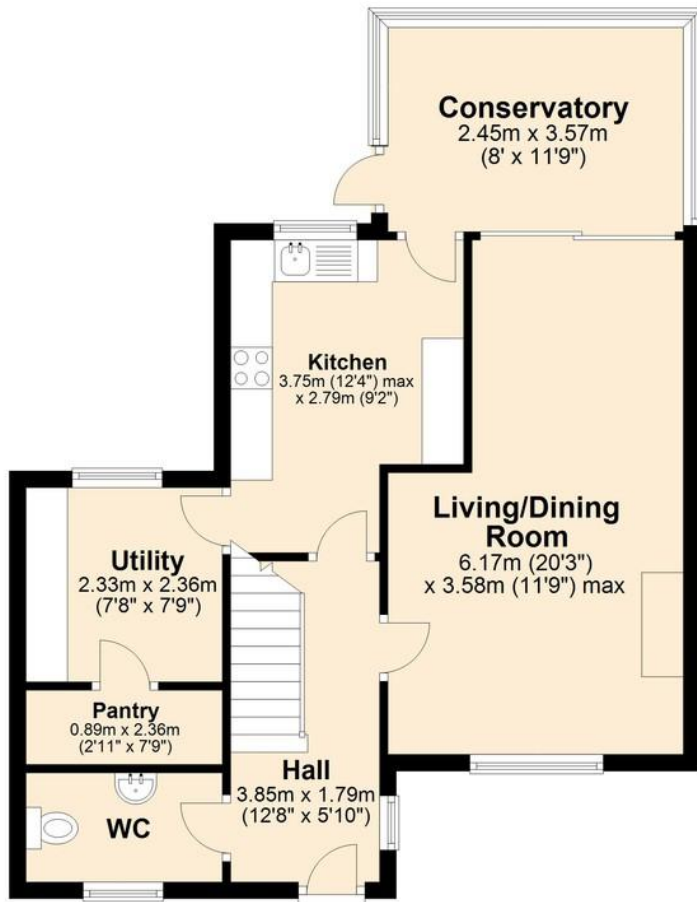
The low maintenance, landscaped rear garden is predominantly paved providing ample space for outdoor entertaining and dining and enjoys a variety of mature shrubs and borders.

SERVICES AND TENURE

All mains services connected. Freehold.

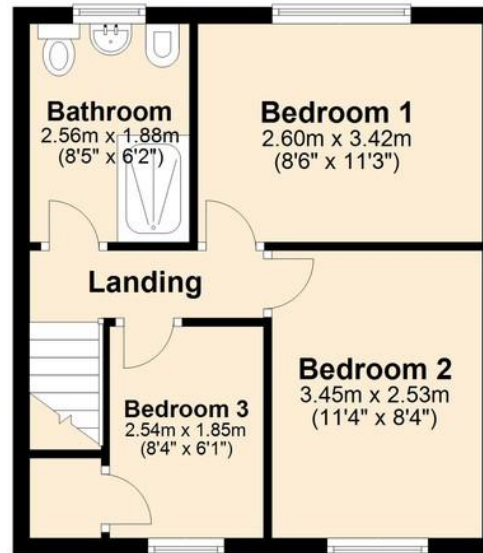
Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



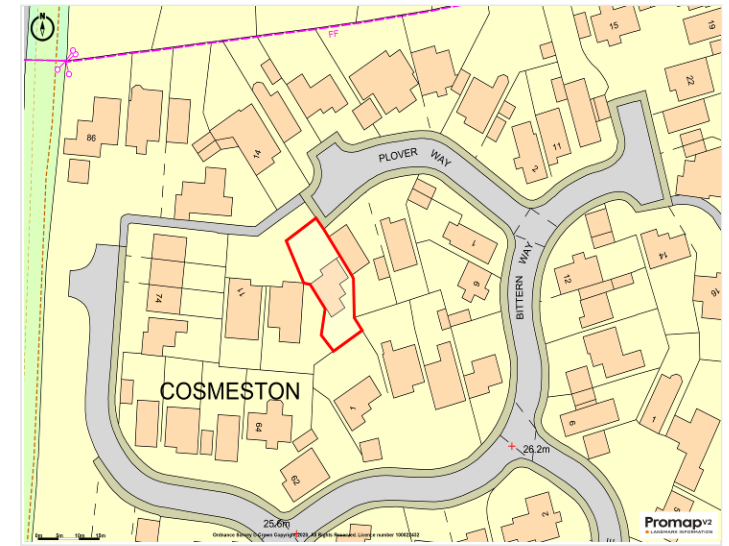
First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 90.3 sq. metres (972.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



AWAITING EPC GRAPH.



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