



## St. Peters Road, £275,000

- COUNCIL TAX BAND - D-
- NO CHAIN
- DRIVEWAY
- FRONT AND REAR GARDENS
- POTENTIAL TO IMPROVE
- CLOSE TO SCHOOLS, TRANSPORT LINKS AND TOWN CENTRE
- EPC Rating: Awaited



 3  1  1



## About the property

Offered to the market with no onward chain, situated in the highly desirable St Peter's Road area of Penarth, this three-bedroom semi-detached property presents an exciting opportunity for buyers looking to create their ideal family home. Requiring modernisation throughout, the property offers generous accommodation, a private driveway and enormous scope for improvement, extension or reconfiguration, subject to the necessary consents.

The accommodation briefly comprises an entrance hall, Ground Floor WC, living room, dining room and kitchen to the ground floor, while the first floor offers three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a private driveway providing off-road parking together with front and rear gardens, ideal for relaxing, entertaining, or family activities.

Situated within easy reach of Penarth town centre, local schools, parks, supermarkets and excellent transport links to Cardiff, this property represents an ideal opportunity for families, first-time buyers and professionals alike.

## Accommodation

### Entrance Hallway

Welcoming entrance hall with stairs rising to the first floor and access to principal ground floor rooms.

### Cloakroom / W.C

A convenient ground-floor W.C. ideal for family living and visiting guests, with extra storage options.

### Lounge

17' 10" max x 10' 6" max ( 5.44m max x 3.20m max )

Bright and spacious room bathed in natural light from the front-facing window and a rear facing window over looking the garden, Offering ample space for both relaxation and entertaining. featuring a electric fireplace,

### Kitchen / Dining Room

13' 6" max x 10' 4" max ( 4.11m max x 3.15m max )



well-appointed kitchen fitted with a range of wall and base units with complementary work surfaces. The dining area provides ample space for family meals and entertaining, creating a sociable hub of the home.

### Landing

Providing access to all first-floor accommodation and loft space.

### Bedroom 1

12' 2" max x 11' 3" max ( 3.71m max x 3.43m max )

A generous principal bedroom offering ample space for a double bed and additional bedroom furniture, creating a comfortable and relaxing retreat.

### Bedroom 2

12' max x 10' 6" max ( 3.66m max x 3.20m max )

A well-proportioned double bedroom offering built in storage.

### Bedroom 3

8' 2" max x 7' 8" max ( 2.49m max x 2.34m max )

A versatile third bedroom ideal as a child's bedroom, nursery, dressing room or home office.

### Shower Room

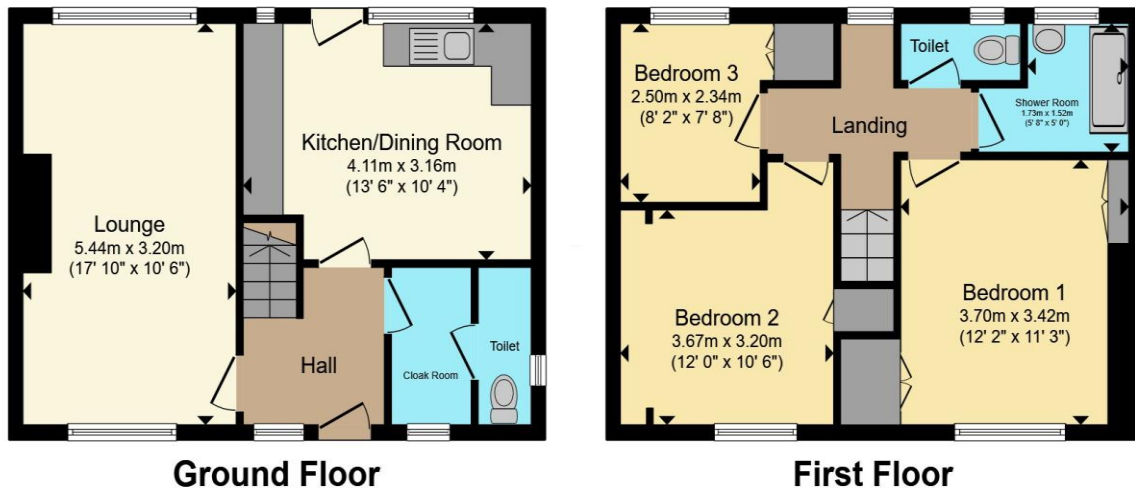
5' 8" max x 5' max ( 1.73m max x 1.52m max )

shower room with walk in electric shower and hand wash basin. with a separate room for the toilet.

### Rear Garden

A delightful enclosed rear garden offering a wonderful outdoor sanctuary. Thoughtfully arranged to provide space for relaxation, dining, and entertaining, the garden is ideal for families and those who enjoy outdoor living.

## Floorplan



Total floor area 85.3 m<sup>2</sup> (919 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)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

