



Andrew Road, Penarth, CF64 2NS

Welcome to

Andrew Road, Penarth

Beautifully refurbished throughout and offered ready to move into, this attractive bay-fronted home features an open-plan lounge/sitting room, a superb family kitchen/living space with newly fitted kitchen and appliances, three generous bedrooms, a stylish bathroom, and a large south facing garden.



Entrance Porch

Enter via a covered porch with tiled floor and walls to dado height and contemporary part double glazed door to hall.

Entrance Hall

Stairs to first floor with spindles and balustrade, wood flooring, part coved ceiling and doors to lounge/sitting room and kitchen/dining room, radiator.

Lounge / Sitting Room

25' 5" max x 11' 5" to side of chimney (7.75m max x 3.48m to side of chimney)
Double glazed bay window to front with fitted blind, two contemporary radiators and laminate flooring.

Kitchen/Living Room

25' 5" x 9' 9" (7.75m x 2.97m)
Part double glazed door to rear garden, double glazed window to rear, two double glazed windows to side, single bowl and drainer sink unit with mixer tap over, floor and wall mounted kitchen units with contrasting work surfaces over and matching low level splash back, electric oven and hob with stainless steel splashback and cooker hood over, integrated dishwasher, integrated washing machine, brand new wall mounted gas fired combination boiler, laminate flooring, two contemporary radiators, spotlights, space for table and chairs and/or a sofa

Landing

Doors to three bedrooms and bathroom, spindles and balustrades and loft access.

Bedroom One

15' 2" max x 10' 4" (4.62m max x 3.15m)
Two double glazed windows to front with fitted blinds and contemporary radiator.

Bedroom Two

11' 6" x 9' 8" max (3.51m x 2.95m max)
Double glazed window to rear with fitted blinds and contemporary radiator.

Bedroom Three

12' 1" max x 9' 9" to side of chimney (3.68m max x 2.97m to side of chimney)
Double glazed windows to rear and side with fitted blinds and contemporary radiator.

Bathroom

9' 6" max x 6' 6" (2.90m max x 1.98m)
Two double glazed windows to side, newly fitted bathroom suite consisting of a WC, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over, separate corner shower cubicle, contemporary tiling to floor and splashback areas, towel style radiator and spotlights.

Front Garden

Forecourt to front with low level boundary wall, laid to slate chippings with an attractively tiled pathway to the entrance porch.

Rear Garden

Large 52' south-facing rear garden with timber fenced boundaries, generous composite decked seating area, lawn, external store and outside tap.



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Welcome to

Andrew Road, Penarth

- Extensively refurbished throughout: newly fitted kitchen & bathroom, new boiler & radiators, upgraded electrics/new consumer unit, new flooring & carpets, extensive internal and external decoration.
- Spacious open-plan lounge and sitting room with feature bay window
- Impressive family kitchen/living space with newly fitted kitchen and integrated appliances
- Three well-proportioned bedrooms and a contemporary family bathroom with separate bath and shower
- Generous 52' south-facing rear garden with composite decked seating area with a useful external store room

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
PNR107137 - 0003

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 **allen & harris**



029 2070 5528



penarth@allenandharris.co.uk



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



allenandharris.co.uk