



4, Althorp Drive  
Penarth, CF64 5FF

Watts  
& Morgan

## 4 Althorp Drive

Penarth CF64 5FF

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**£320,000 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A three bedroom, semi-detached family home. Conveniently located to the Penarth Clifftop Walk, Cosmeston Lakes, local transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises; porch, spacious living room, kitchen/dining room. First floor landing, two double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, front and rear gardens. Being sold with no onward chain. EPC rating 'C'.

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### Directions

Penarth Town Centre – 1.6 miles

Cardiff City Centre – 5.5 miles

M4 Motorway – 10.8 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a porch benefiting from carpeted flooring and an obscure uPVC double glazed window to the side elevation. A second wooden door leads into the spacious living room which benefits from laminate wood flooring, a carpeted staircase leading to the first floor and a large uPVC double glazed window to the front elevation. A kitchen/dining room enjoys tile effect vinyl flooring, a uPVC double glazed window to the rear elevation and a glazed uPVC door providing access to the rear garden. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a 'Lamona' electric oven and a 'Lamona' 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from partially tiled splashback, a stainless steel sink with a mixer tap over and a uPVC double glazed window to the rear elevation.

### First Floor

The first floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

Bedroom one is a double bedroom and enjoys carpeted flooring, a range of recessed wardrobes with mirrored sliding doors and a uPVC double glazed window to the front elevation. Bedroom two is another double bedroom and benefits from carpeted flooring, a range of recessed wardrobes with mirrored sliding doors and a uPVC double glazed window to the rear elevation.

Bedroom three is a single bedroom enjoying carpeted flooring and a uPVC double glazed window to the front elevation. The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, partially tiled walls, a recessed storage cupboard housing the wall mounted 'Baxi' combi boiler and an obscure uPVC double glazed window to the rear elevation.

### Gardens & Grounds

4 Althorp Drive is approached off the street onto a tarmac driveway providing off-road parking for several vehicles. The front garden is predominantly laid to lawn with a variety of mature shrubs and borders. The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and fruit trees. A patio area provides ample space for outdoor entertaining and dining.

### Additional Information

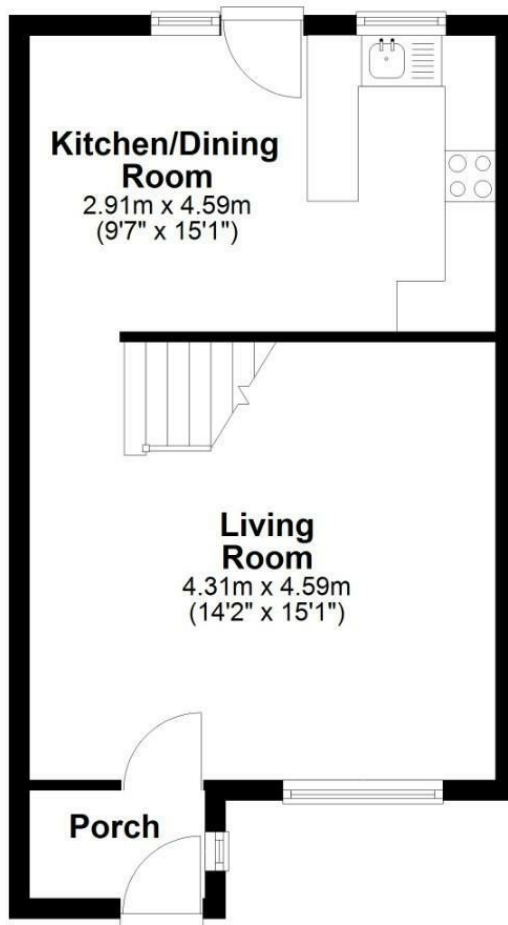
All mains services connected.

Freehold.

Council tax band 'D'.

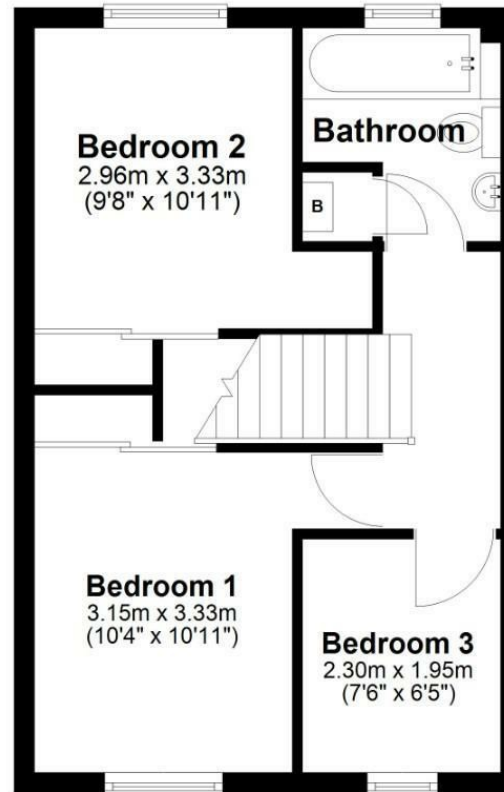
## Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total area: approx. 69.2 sq. metres (745.4 sq. feet)