



6 Rowan Close
Penarth, Vale of Glamorgan, CF64 5BU

Watts
& Morgan



6 Rowan Close

Penarth, Vale of Glamorgan, CF64 5BU

£625,000 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A three bedroom detached family home situated in a quiet cul-de-sac in a sought after area of Penarth. Found just a short walk from the railway path and the clifftops and conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment for Evenlode and Stanwell Schools. Accommodation briefly comprises; entrance hall, living room, kitchen/dining room, sitting room, garden room and ground floor cloakroom. First floor landing, three double bedrooms and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking for vehicles beyond which is a single garage and a landscaped and enclosed rear garden.

Directions

Penarth Town Centre – 0.9 miles

Cardiff City Centre – 5.1 miles

M4 Motorway – 10.8 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a welcoming hallway benefitting from original wood block flooring and a carpeted staircase leading to the first floor.

The spacious living room benefits from continuation of wood block flooring, a central feature fireplace, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation.

The kitchen/dining room benefits from tiled flooring, an understairs storage cupboard and a uPVC double-glazed door providing access to the garden room. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven/grill, a 4-ring gas hob with an extractor fan over and a washing machine. The kitchen further benefits from a partially tiled splash-back, a stainless steel bowl and a half sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

The versatile sitting room/study benefits from laminate wood flooring and a uPVC double-glazed window to the front elevation.

The garden room enjoys tiled flooring, uPVC double-glazed windows with fitted blinds to the rear elevation and two uPVC double-glazed doors providing access to the rear and side elevations.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from vinyl flooring, partially tiled splash-back and obscure uPVC double-glazed window.

First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder, a hatch providing access to the loft space and an obscure uPVC double-glazed window to the rear elevation.

Bedroom one is a spacious double bedroom enjoying exposed wooden floorboards, a range of fitted wardrobes, a recessed storage cupboard and a uPVC double-glazed window to the front elevation.

Bedroom two is another spacious double bedroom and benefits from carpeted flooring, a range of fitted wardrobes, a recessed storage cupboard and a uPVC double-glazed window to the front elevation.

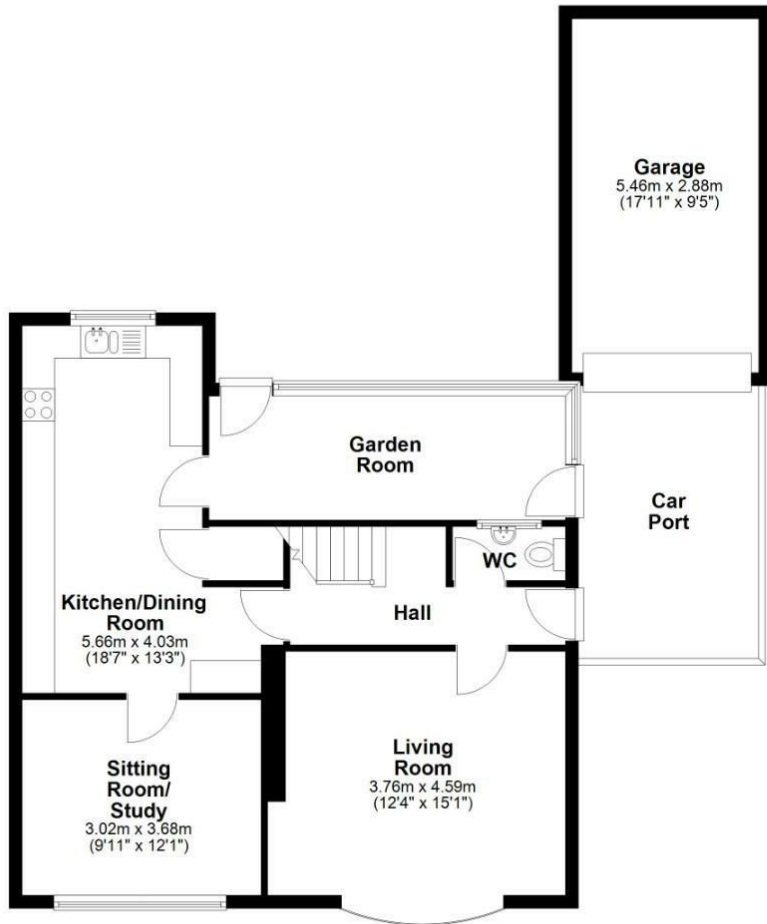
Bedroom three is a further double bedroom benefitting from carpeted flooring, a storage cupboard housing the wall-mounted 'Baxi' boiler and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, a wall-mounted towel radiator and an obscure uPVC double-glazed window to the rear elevation.



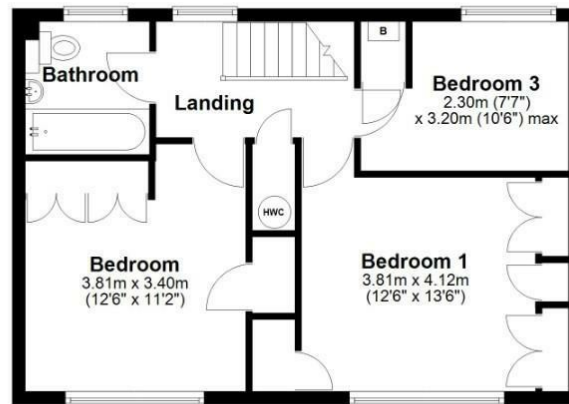
Ground Floor

Approx. 83.5 sq. metres (898.6 sq. feet)
(excluding Car Port)



First Floor

Approx. 47.7 sq. metres (514.0 sq. feet)



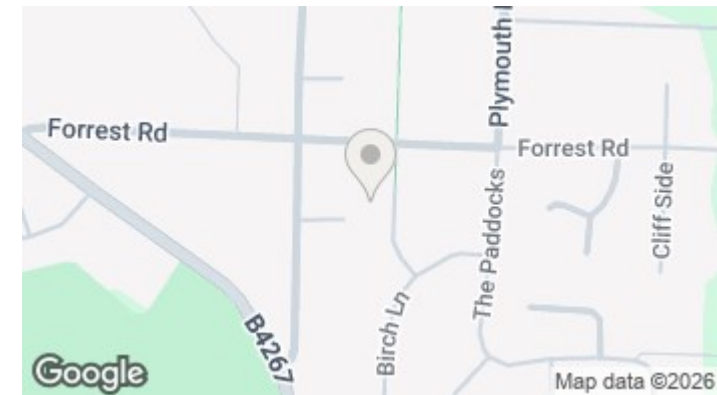
Total area: approx. 131.2 sq. metres (1412.6 sq. feet)

Garden & Grounds

6 Rowan Close is approached off the street onto a block paved driveway providing off-road parking for several vehicles, beyond which is a single garage with an up and over door. The front garden enjoys a variety of mature shrubs and borders. The private and enclosed rear garden is laid with patio tile providing ample space for outdoor entertaining and dining.

Additional Information

All mains services connected.
Freehold.
Council tax band 'G'.
EPC rating 'C'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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	



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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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