



119 Redlands Road  
Penarth, CF64 2WG

Watts  
& Morgan



# 119 Redlands Road

Penarth, CF64 2WG

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**£400,000 Freehold**

3 Bedrooms | 2 Bathroom | 2 Reception Rooms

A three bedroom, semi-detached family home conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; porch, entrance hallway, sitting room, living/dining room, kitchen, utility and ground floor shower room. First floor landing; two spacious double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking beyond which is an attached single garage, beautifully landscaped front and rear gardens. Being sold with no onward chain. EPC rating; 'D'.

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## Directions

Penarth Town Centre – 0.9 miles

Cardiff City Centre – 3.7 miles

M4 Motorway – 9.8 miles

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Your local office: Penarth

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## Summary of Accommodation

### First Floor

Entered via a set of glazed uPVC French doors into a porch, a second glazed wooden door with glazed side panels leads into a welcoming hallway benefitting from carpeted flooring, decorative plate rails and a carpeted staircase with two under-stairs storage cupboards leading to the first floor.

The bay fronted sitting room benefits from carpeted flooring, a central feature fireplace with a wooden surround and a marble hearth and uPVC double glazed windows to the front elevation. The living/dining room enjoys carpeted flooring, a central feature fireplace with a wooden surround and a marble hearth and a large uPVC double glazed window to the rear elevation. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Space has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, partially tiled splash-back, a stainless steel sink with a mixer tap over and a uPVC double glazed window to the side elevation.

The utility room has been fitted with a laminate work surface with space and plumbing provided for freestanding white goods. The utility room further benefits from wood effect vinyl flooring, two obscure uPVC double glazed windows to the rear elevations and a double glazed uPVC door providing access to the rear garden.

The shower room serving the ground floor accommodation has been fitted with a 3-piece suite comprising; a shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The shower room further benefits from carpeted flooring, tiled walls, an extractor fan and an obscure uPVC double glazed window to the side elevation.

### First Floor

The first floor landing enjoys carpeted flooring and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed bay window to the front elevation.

Bedroom two is another spacious double bedroom and benefits from carpeted flooring, a recessed wardrobe housing the wall-mounted 'Ideal' combi boiler and a uPVC double glazed window to the rear elevation.

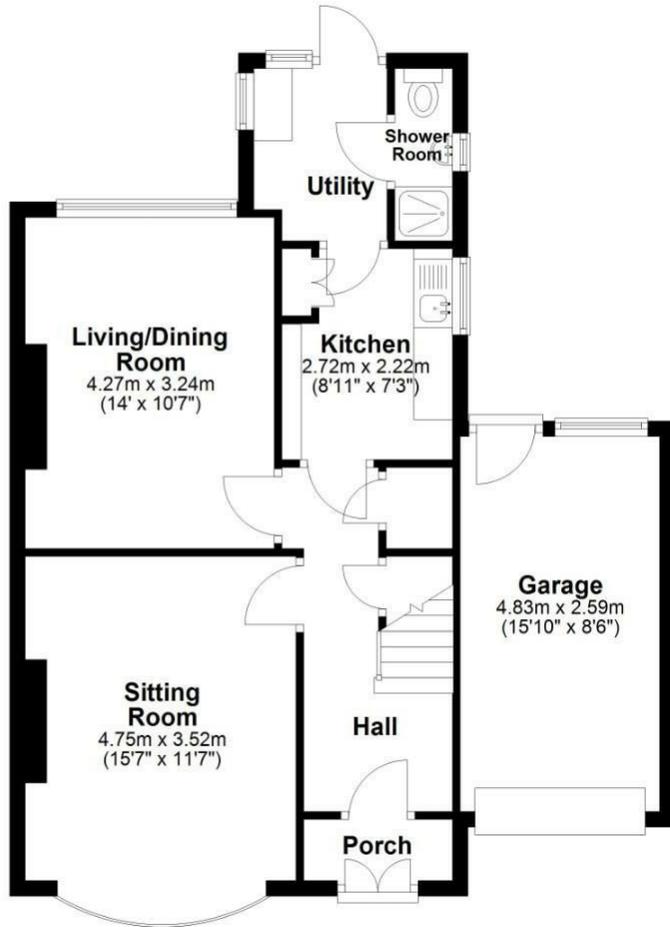
Bedroom three is a spacious single bedroom enjoying carpeted flooring, a fitted wardrobe and a uPVC double glazed window to the front elevation.

The shower room has been fitted with a 3-piece white suite comprising; a large walk-in shower with an electric shower over, a pedestal wash hand basin and a WC. The shower room further benefits from vinyl flooring, tiled walls, an extractor fan, a loft hatch providing access to the loft space and an obscure uPVC double glazed window to the rear elevation.



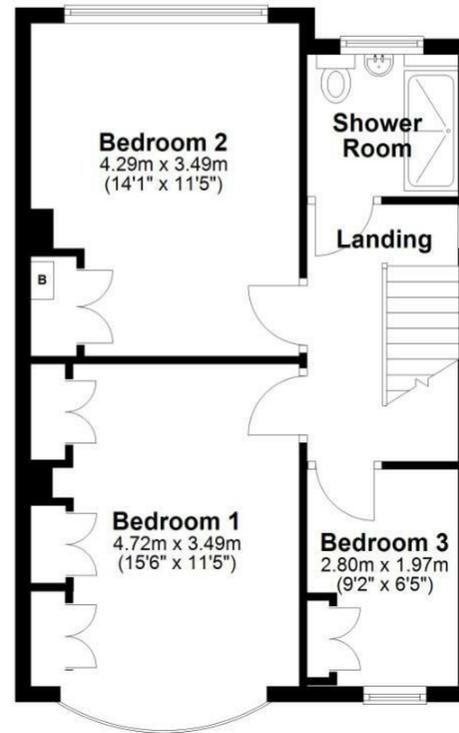
### Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



### First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



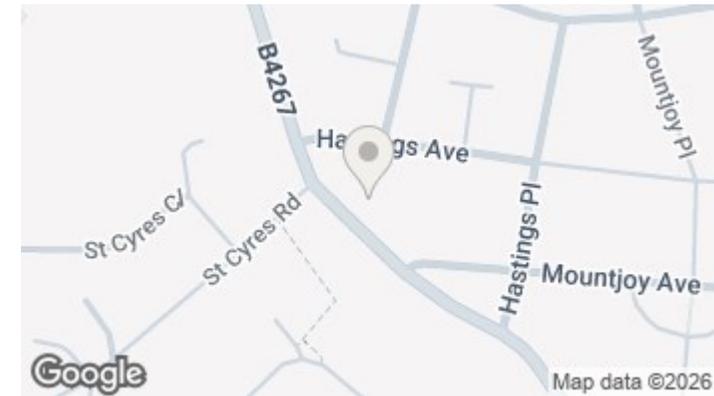
Total area: approx. 112.9 sq. metres (1214.9 sq. feet)

### Garden & Grounds

119 Redlands Road is approached off the road onto a driveway providing off-road parking, beyond which is an attached single garage with an electric roller door. The landscaped front garden is predominantly laid with a mixture of stone and slate chippings. The beautifully landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining.

### Additional Information

Freehold.  
All mains services connected.  
Council tax band 'E'.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC | 83        |



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.



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