
10 Evenlode Avenue
Penarth, Vale of Glamorgan, CF64 3PD
Watts
&Morgan



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£1,175,000 Freehold

5 Bedrooms | 4 Bathrooms | 3 Reception Rooms

A beautifully presented, modernised five bedroom detached family home situated on the desirable Evenlode Avenue. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. In catchment for Evenlode and Stanwell Schools. The spacious and versatile accommodation briefly comprises: entrance porch, hallway, spectacular open plan kitchen/living/dining room, sitting room, study, utility room, integral garage, a versatile ground floor bedroom, ground floor shower room. First floor landing, a superb primary bedroom with a walk-in dressing room and ensuite, a spacious second bedroom with ensuite and dressing room, two further double bedrooms and a family bathroom. Externally the property benefits from a large 'in and out' driveway providing parking for several vehicles and beautifully landscaped, private rear garden. EPC Rating: 'D'.







Directions

Penarth Town Centre – 0.8 miles

Cardiff City Centre – 4.3 miles

M4 Motorway – 10.5 miles

Your local office: Penarth

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Summary of Accommodation

GROUND FLOOR

Entered via a composite obscure glazed door with obscure glazed side panels into the entrance porch benefiting from ‘Amtico’ woodblock effect flooring. A second floor to ceiling glazed uPVC door provides access into a welcoming hallway benefiting from continuation of ‘Antico’ flooring, a carpeted staircase leading to the first floor landing and a recessed storage cupboard.

The spectacular open plan kitchen/living/dining room is the focal point of the home and benefits from continuation of ‘Amtico’ flooring throughout, bi-folding doors providing access to the rear garden with an additional two uPVC double glazed windows. The living room enjoys a dual aspect gas living flame fireplace.

The ‘Sigma 3’ kitchen showcases a range of base and wall units with granite work surfaces. Integral 'Neff' appliances to remain include: a double oven and grill, a warming drawer, a combi microwave, a coffee machine, a dishwasher, a fridge freezer and an induction hob with a built-in extractor fan and an instant hot water tap. The kitchen further benefits from a breakfast bar.

Accessed off the kitchen, the utility room has been fitted with a range of base and wall units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from laminate wood effect flooring, a wall mounted 'Worcester' boiler, a cupboard houses a 'Gledhill' hot water cylinder and an obscure uPVC double glazed window to the side elevation. An internal door provides access into the integral garage which provides ample storage space and benefits from an electric roller shutter garage door.

The ground floor study is a versatile space which benefits from carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window to the rear garden.

The sitting room located to the front of the property enjoys continuation of ‘Amtico’ woodblock flooring and a uPVC double glazed window to the front elevation.

Bedroom five, located on the ground floor, is a versatile room which enjoys carpeted flooring, recessed ceiling spotlights and uPVC double glazed windows to the front elevation.

The ground floor shower room has been fitted with a 3-piece white suite comprising: a large walk-in shower with a rainfall shower over and a hand-held shower attachment, a low level dual flush WC and a wash-hand basin set within a vanity unit. The shower room further benefits from tiled flooring with underfloor heating, fully tiled walls, an obscure uPVC double glazed window to the side elevation, recessed ceiling spotlights and a wall

FIRST FLOOR

The first floor landing enjoys laminate wood effect flooring and recessed ceiling spotlights.

The spectacular primary bedroom is a spacious double bedroom enjoying continuation of laminate wood effect flooring and two sets of uPVC French doors opening onto Juliette balconies with integrated blinds. The primary bedroom further benefits from a spacious dressing room which offers a range of fitted wardrobes. The ensuite has been fitted with a 3-piece white suite comprising: a large walk-in shower with a rainfall shower over and a hand-held shower attachment, two wash-hand basins set within a vanity unit and a WC. The ensuite further benefits from tiled flooring with underfloor heating, fully tiled walls, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.

Bedroom two is a generously sized double bedroom enjoying laminate wood effect flooring and a uPVC double glazed window to the front elevation.

The dressing room benefits from a range of fitted mirrored wardrobes and continuation of laminate wood effect flooring. The ensuite has been fitted with a 3-piece white suite comprising: a large walk-in shower with a rainfall shower over and a hand-held shower attachment, a wash-hand basin and a WC. The ensuite further benefits from fully tiled flooring with underfloor heating, fully tiled walls, a wall mounted LED light mirror and a Velux roof light.

Bedroom three is a spacious double bedroom enjoying continuation of laminate wood effect flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation.

Bedroom four (currently being used as a home office) enjoys continuation of laminate wood effect flooring and a vaulted ceiling with a feature apex uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising: a roll-top freestanding bath with a hand-held shower attachment, a large walk-in shower with a rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring with underfloor heating, fully tiled walls, a wall mounted towel radiator, a wall mounted LED light mirror and an obscure glazed uPVC double glazed window to the side elevation.

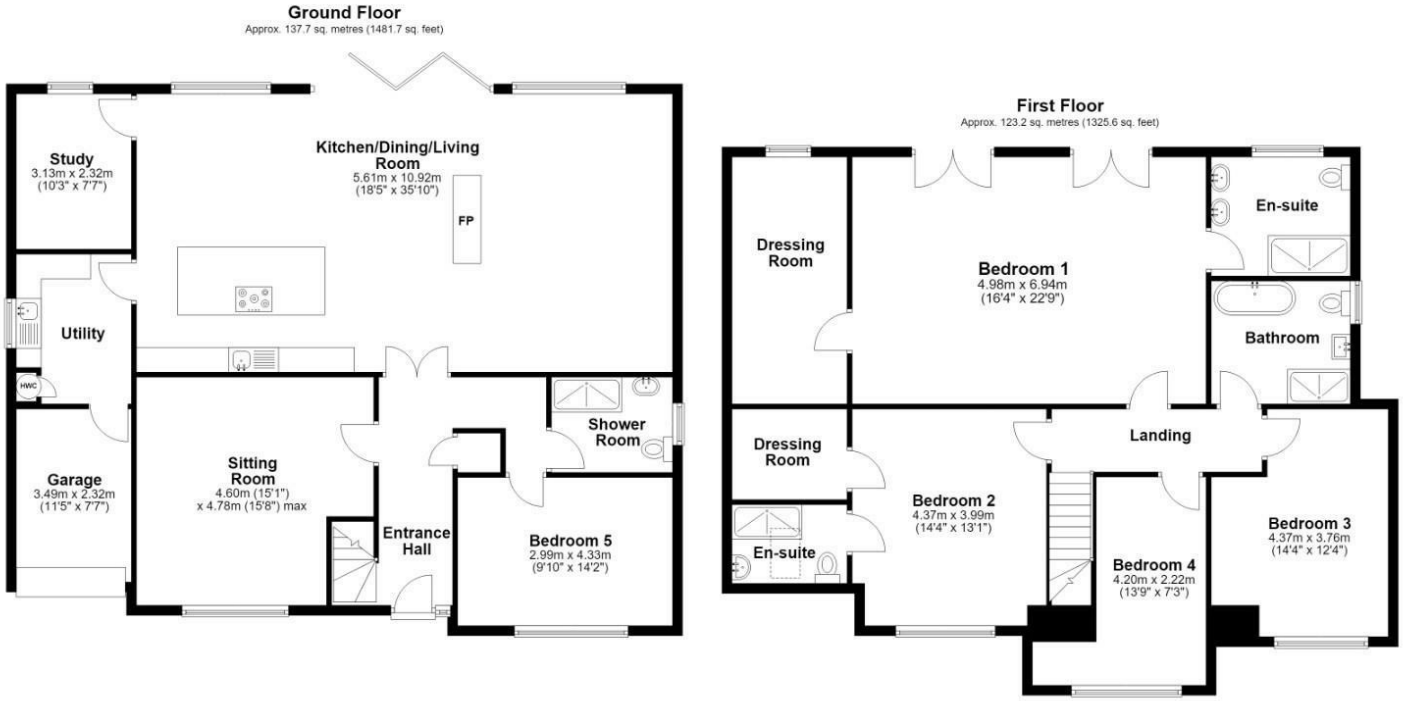
GARDEN & GROUNDS

10 Evenlode Avenue is approached off the road onto a block paved 'in and out' driveway providing off-road parking for several vehicles. The front garden enjoys a variety of mature shrubs and borders.

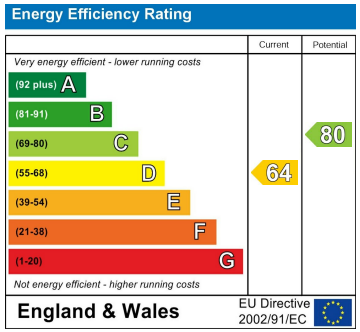
The spacious, South Westerly facing rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs, fruit trees and borders. A large patio area provides ample space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

All mains services connected.
Freehold.
Council Tax Band - 'G'.
EPC Rating: 'D'.



Total area: approx. 260.8 sq. metres (2807.3 sq. feet)



Scan to view property

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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