



22 Masefield Road
Penarth, Vale of Glamorgan, CF64 2SD

Watts
& Morgan



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£349,950 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious and renovated, three bedroom end terrace family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, sitting room, living/dining room and kitchen. First floor landing, two spacious double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from a tarmac driveway providing off-road parking for several vehicles, a large private and enclosed South facing rear garden and a side return consisting of two storage outbuildings and a WC. Being sold with no onward chain.

Directions

Penarth Town Centre – 0.6 miles

Cardiff City Centre – 3.9 miles

M4 Motorway – 9.9 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a solid wooden door into a welcoming hallway benefitting from wood effect laminate flooring, a carpeted staircase leading to the first floor with an understairs storage cupboard and an obscure uPVC double-glazed window to the side elevation.

The sitting room benefits from continuation of wood effect laminate flooring and a uPVC double-glazed box bay window to the front elevation.

The living/dining enjoys wood effect laminate flooring and a set of large uPVC double-glazed French doors providing access to the rear garden.

The kitchen showcases a range of wall and base units with marble effect laminate work surfaces. Integral appliances to remain include; a 'Hisense' electric oven, a 'Candy' 4-ring gas hob with an extractor fan over, a 'Beko' fridge/freezer, a 'Hotpoint' dishwasher and a 'Beko' washing machine. The kitchen further benefits from wood effect vinyl flooring, matching marble effect upstands, a stainless-steel sink with a mixer tap over, a recessed storage cupboard, a uPVC double-glazed window to the rear elevation and a partially glazed uPVC door providing access to the side return.

First Floor

The first floor landing enjoys carpeted flooring, a hatch providing access to the loft space, a recessed storage cupboard and an obscure uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a recessed storage cupboard and a uPVC double-glazed window to the front elevation.

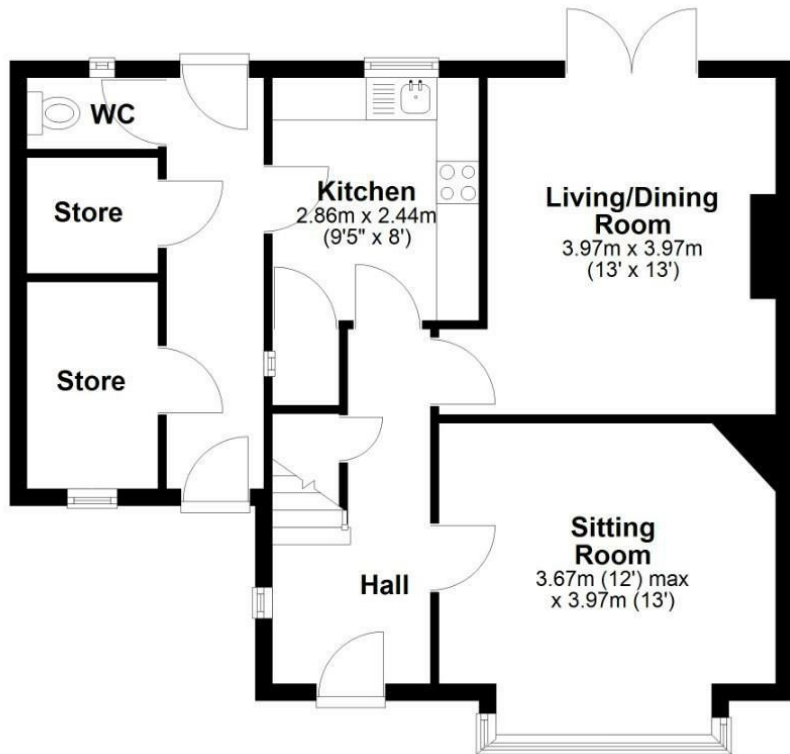
Bedroom two is another spacious double bedroom and enjoys carpeted flooring, a recessed storage cupboard and a uPVC double-glazed window to the rear elevation.

Bedroom three is a single bedroom and benefits from carpeted flooring, a recessed storage cupboard housing the wall-mounted 'Vaillant' combi boiler and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled 'P'-shaped bath with a thermostatic rainfall shower over and a handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially 'AquaClad' walls, a wall-mounted towel radiator and an obscure uPVC double-glazed window to the rear elevation.

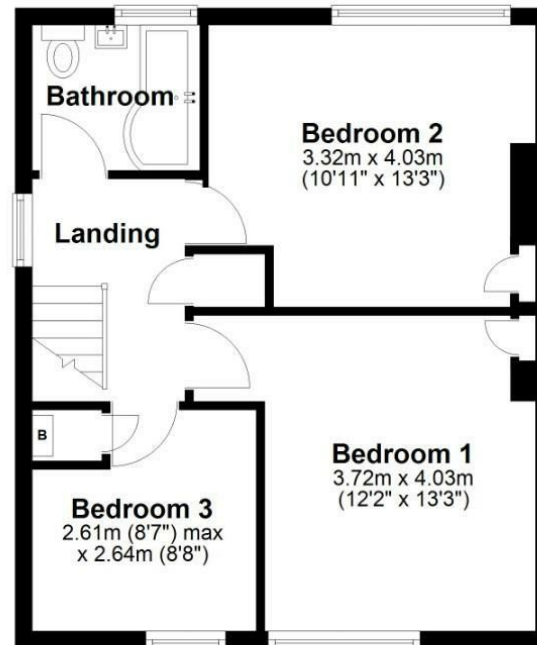
Ground Floor

Approx. 57.9 sq. metres (623.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 100.2 sq. metres (1079.0 sq. feet)

Garden & Grounds

22 Masfield Road is approached off the street onto a large tarmac driveway providing off-road parking for several vehicles.

The large, private and enclosed South facing rear garden is predominantly laid to lawn, a patio area provides ample space for outdoor entertaining and dining.

The property further benefits from a side return consisting of two storage outbuildings and a WC.

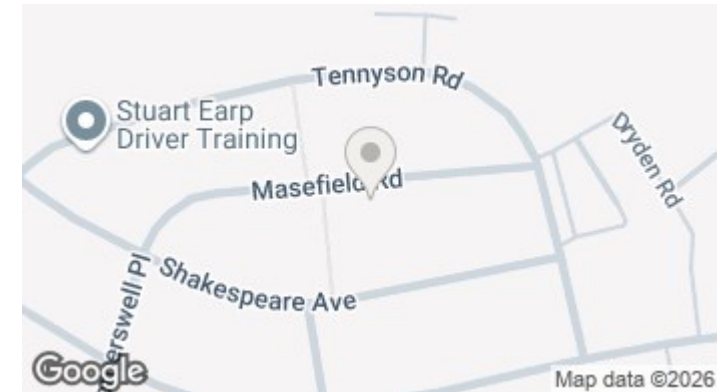
Additional Information

All mains services connected.

Freehold.

Council tax is band 'D'.

EPC rating 'D'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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.



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