# 20 Evenlode Avenue

Penarth, CF64 3PD

Watts & Morgan

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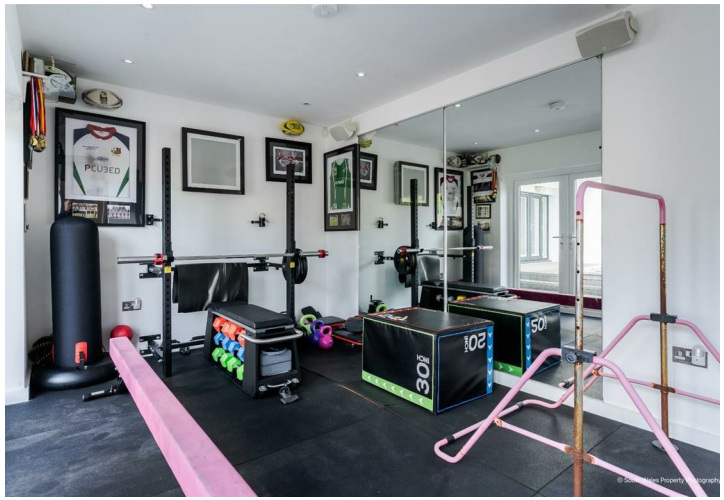
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# 20 Evenlode Avenue

Penarth, CF64 3PD

## £1,350,000 Freehold

5 Bedrooms | 5 Bathrooms | 6 Reception Rooms

A spectacular, fully renovated and extended, four bedroom detached family home occupying an enviable plot. Situated in one of Penarth's most desired streets and conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. In catchment to Evenlode and Stanwell schools. Boasting almost 3500sq.ft, the spacious and versatile accommodation briefly comprises: entrance hall, a superb open plan kitchen/dining/living room leading to a glass garden room, sitting room, lounge, study, utility room and ground floor shower room. First floor landing, spacious primary bedroom with vaulted ceiling and en-suite, second double bedroom with en-suite and access to a balcony, third double bedroom with further access to a balcony, fourth double bedroom and a family bathroom. Externally the property benefits from a large driveway providing off road parking for several vehicles, beyond which is an attached garage/store. The property also benefits from a gym and indoor swimming pool with shower room. The rear garden is predominantly laid to lawn with a variety of shrubs and trees and further benefits from an artificially lawned sports area, a spacious deck with sunken hot tub and a versatile garden room.

Directions
Penarth Town Centre – 0.7 miles
Cardiff City Centre – 4.5 miles
M4 Motorway – 10.6 miles

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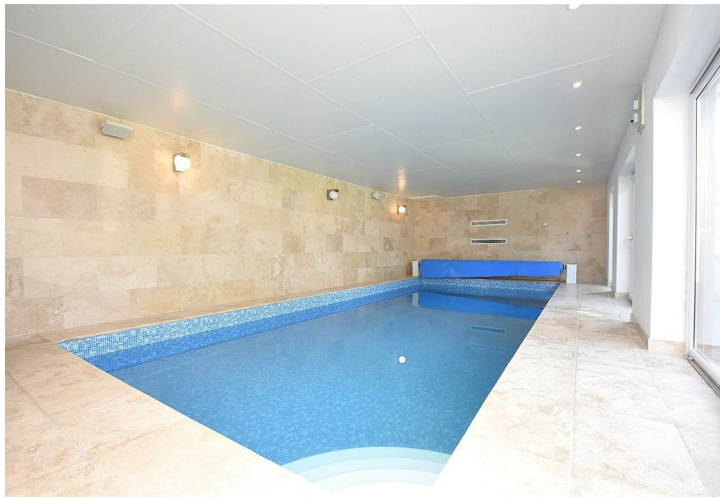
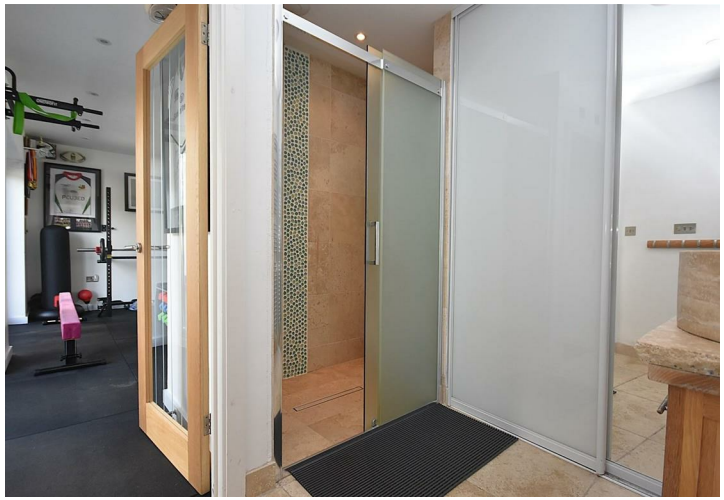




## Ground Floor

Entered via a partially glazed composite door with double-glazed side panels into a welcoming hallway benefitting from solid wood flooring, recessed ceiling spotlights, built-in speakers, a recessed storage cupboard and a wall-mounted alarm panel.

The spectacular open-plan kitchen/dining/living room is the focal point of the home and benefits from solid wood flooring, recessed ceiling spotlights, a built-in speaker system, a bespoke fitted media wall, two sets of uPVC double-glazed French doors with double-glazed side panels providing access to the rear garden. The kitchen showcases a range of wall and base units with quartz work surfaces. Integral appliances to remain include; a 'Miele' electric oven, a 'Miele' combination grill, a 'Miele' induction hob with a ceiling mounted 'Faber' extractor fan, a full height fridge, a full height freezer and a 'Miele' dishwasher. The kitchen further benefits from matching quartz upstands, a feature glass splash-back, an under-mounted composite double sink with a 'Quooker' hot water tap over, recessed ceiling spotlights, a built-in speaker system, two uPVC double-glazed windows and a set of uPVC double-glazed bi-folding doors providing access to the glass garden room.

The glass garden room enjoys wood effect tile flooring, a retractable roof with built-in lighting, three heaters and glass sliding doors to all elevations.

The sitting room benefits from solid wood flooring, recessed ceiling spotlights, built-in speakers and a set of uPVC double-glazed sliding doors with built-in blinds to the front elevation.

The lounge is a versatile space and enjoys carpeted flooring, recessed ceiling spotlights, built-in speakers and a set of uPVC double-glazed sliding doors with built-in blinds to the front elevation.

The study enjoys solid wood flooring, recessed ceiling spotlights, a glazed wooden door leading into the living area and a set of uPVC double-glazed sliding doors to the front elevation.

The shower room serving the ground floor accommodation has been fitted with a 3-piece black suite comprising; a walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a floating WC. The shower room further benefits from marble flooring, partially marble tiled walls, recessed ceiling spotlights, a feature black towel radiator and an obscure uPVC double-glazed window to the side elevation.

The utility room has been fitted with a range of wall and base units with quartz work surfaces. Space and plumbing and has been provided for freestanding white goods. The utility room further benefits from solid wood flooring, recessed ceiling spotlights, an under-mounted composite sink with a mixer tap over, a 'Liebherr' wine cooler, recessed ceiling spotlights and two uPVC double-glazed windows.

## Second Floor

The first floor landing benefits from carpeted flooring, recessed ceiling spotlights, a double-glazed rooflight and a hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefitting from solid wood flooring, a feature vaulted ceiling, recessed ceiling spotlights, a range of fitted wardrobes, an air conditioning unit and two sets of uPVC double-glazed sliding doors with built-in electric blinds to the front elevation. The en-suite has been fitted with a 5-piece white suite comprising; a tile panelled bath, a corner shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a floating WC and double wash hand basins set within a vanity unit. The en-suite further benefits from continuation of solid wood flooring, marble tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the side elevation.

Bedroom two is another double bedroom benefitting from carpeted flooring, a range of fitted wardrobes, an air conditioning unit and a set of uPVC double-glazed sliding doors with double-glazed side panels and built-in blinds providing access onto the balcony. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall-mounted towel radiator, recessed ceiling spotlights and an extractor fan.

Bedroom three is another double bedroom enjoying carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights, an extractor fan and a set of uPVC double-glazed French doors with double-glazed side panels and built-in blinds providing access to a second balcony.

Bedroom four is a further double bedroom enjoying carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights, a built-in speaker system, an air conditioning unit and a set of uPVC double-glazed sliding doors with built-in blinds and a Juliette balcony to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a standalone oval bathtub with a handheld shower attachment, a corner shower cubicle with a thermostatic rainfall shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator, an extractor fan and a full height feature uPVC double-glazed window with built-in blinds.

## Gardens & Grounds

20 Evenlode Avenue is approached off the street onto a spacious resin driveway providing off-road parking for several vehicles.

The private and enclosed, large rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, a large deck with a sunken hot tub provides ample space for outdoor entertaining and dining. The rear garden further benefits from an artificially lawned sports area, an attached store room housing the wall-mounted boiler, hot water cylinder and providing access to the front elevation.

Another versatile space, currently set up as a gym benefits from two sets of French doors, recessed ceiling spotlights and a built-in speaker system.

Accessed via the gym is a shower room benefitting from tiled flooring, partially tiled walls, a thermostatic shower, a WC and a wash hand basin set within a vanity unit. The shower room further benefits from tiled flooring, recessed ceiling spotlights, a recessed storage cupboard and a uPVC double-glazed window.

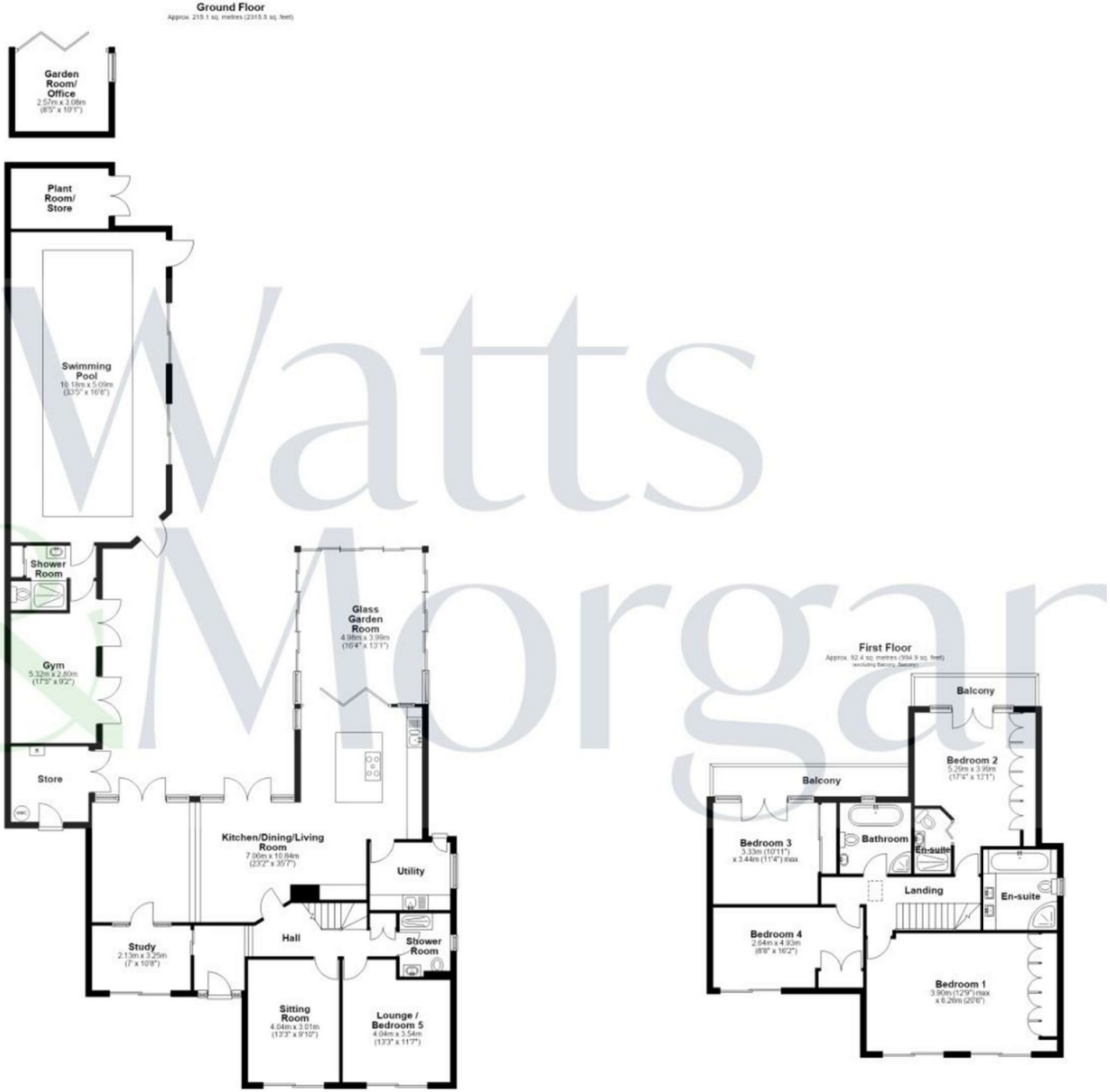
The indoor swimming pool enjoys a retractable cover, tiled walls, two sets of uPVC double-glazed sliding doors, two further uPVC doors and a built-in speaker system.

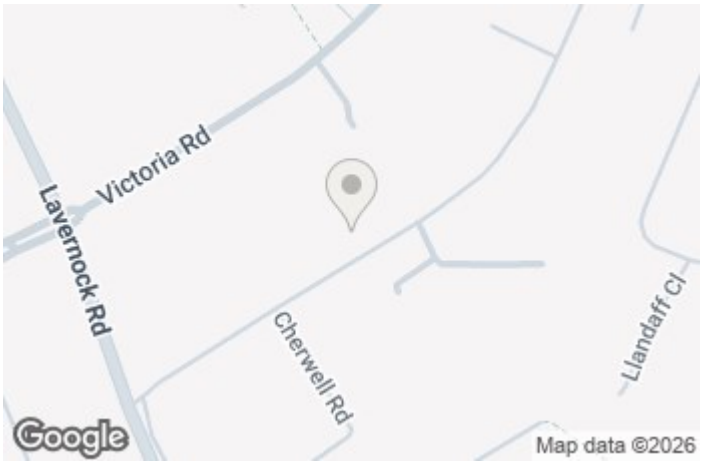
Located to the rear of the swimming pool is the pool pump room providing additional space for garden storage.

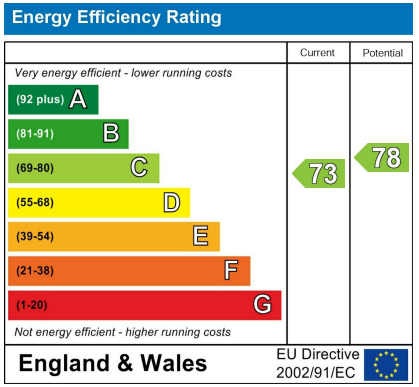
The rear garden further benefits from a garden office enjoying recessed ceiling spotlights, a set of double-glazed bi-folding doors and full electrical connections.

## Additional Information

All mains services connected.
Freehold.
Council tax band 'G'.
EPC rating ‘TBC’.

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