



63 Coleridge Avenue
Penarth, Vale of Glamorgan, CF64 2SR

Watts
& Morgan



63 Coleridge Avenue

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£450,000 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A three bedroom semi detached family home situated on a tree-lined avenue within the popular 'Gardens' suburb. Conveniently located to local amenities, transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, garden room, dining room and kitchen. First floor landing; two double bedrooms, a spacious single bedroom, shower room and a cloakroom. Externally the property benefits from a driveway providing off-road parking, beyond which is a double length attached garage. Front and rear gardens. Being sold with no onward chain. EPC rating 'TBC'.

Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.2 miles

M4 Motorway – 10.3 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a wooden door into a hallway benefitting from carpeted flooring and a carpeted staircase leading to the first floor.

The living room enjoys carpeted flooring, a central feature electric fireplace, a set of glazed wooden French doors providing access to the garden room and a uPVC double glazed window to the front elevation.

The garden room is a versatile space benefitting from carpeted flooring, uPVC double glazed windows to the rear/side elevations and a glazed uPVC door providing access to the rear garden.

The dining room benefits from carpeted flooring (with original herringbone woodblock beneath), a gas fireplace, a ceiling rose and a uPVC double glazed window to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; an electric oven and a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splash-back, a bowl and half composite sink with a mixer tap over, a recessed understairs storage cupboard, two uPVC double glazed windows to the rear elevation and a partially glazed uPVC door providing access to the rear garden.

First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the wall-mounted 'Baxi' combi boiler, an over-stair storage cupboard, a hatch providing access to the loft storage and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes with sliding doors, a recessed storage cupboard, a ceiling rose and a uPVC double glazed window to the front elevation.

Bedroom two is a double bedroom enjoying 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 spacious single bedroom and enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation.

The shower room has been fitted with a 2-piece white suite comprising; a large corner shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment and a wash hand basin set within a vanity unit. The shower room further benefits from laminate flooring, wall panelling, an extractor fan, a storage unit and a uPVC double glazed window to the rear elevation.

The cloakroom has been fitted with a WC and further benefits from laminate flooring and a uPVC double glazed window to the rear elevation.

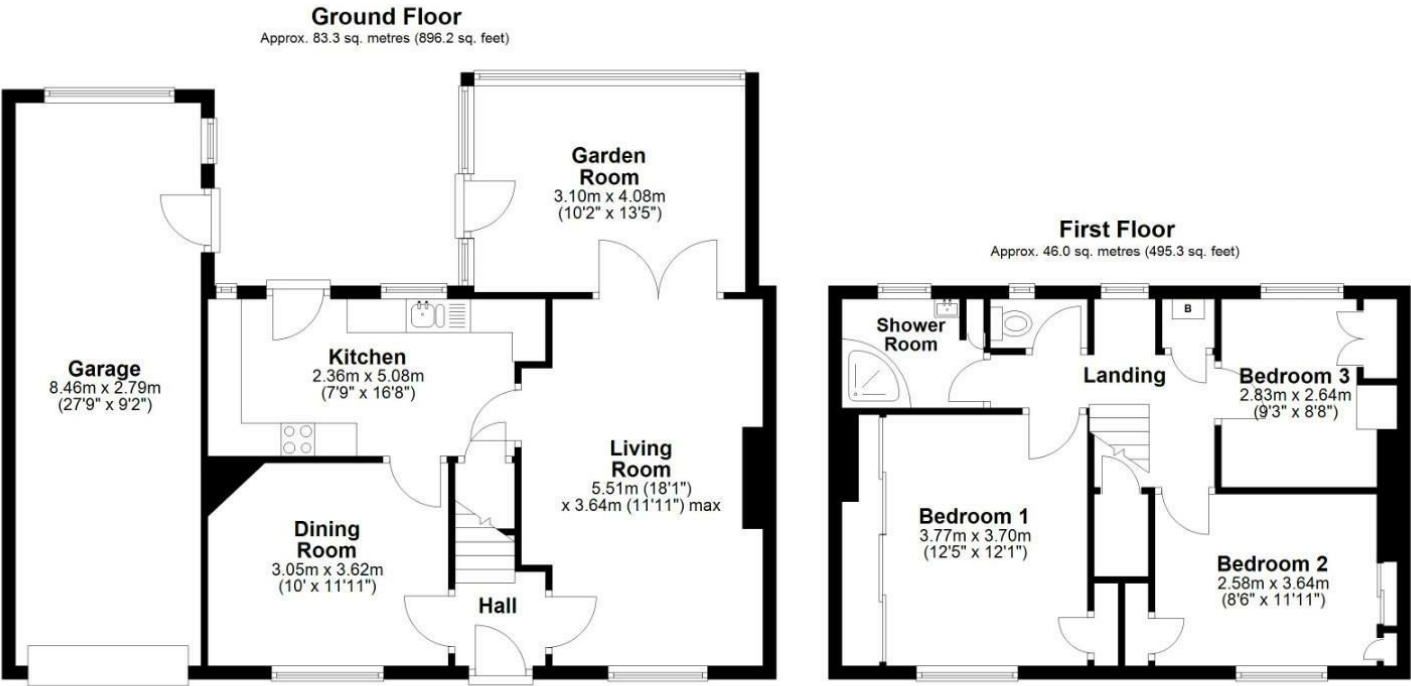


Garden & Grounds

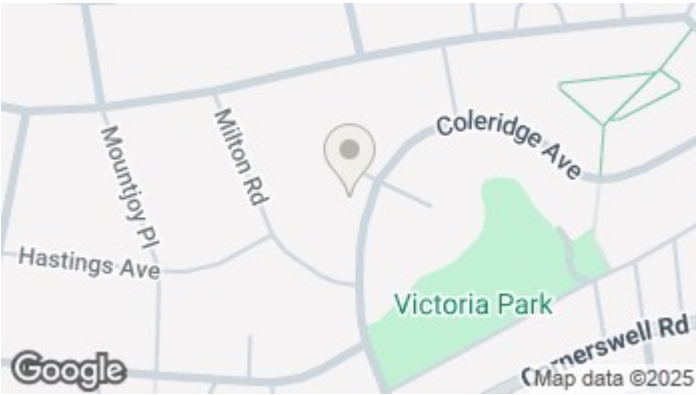
63 Coleridge Avenue is approached off the avenue onto a concrete driveway providing off-road parking, beyond which is an attached double length garage. The low maintenance front garden enjoys a variety of mature shrubs and borders. The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and fruit trees. A patio area provides ample space for outdoor entertaining and dining.

Additional Information

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



Total area: approx. 129.3 sq. metres (1391.5 sq. feet)



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



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