



37 Lavernock Road
Penarth, Vale of Glamorgan, CF64 3NX

Watts
& Morgan



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£325,000 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented and extended, two bedroom mid-terrace family home situated in a popular area of Penarth. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan living/dining room, kitchen, downstairs cloakroom. First floor landing, two double bedrooms, family bathroom. Externally the property benefits from low maintenance front and rear gardens. The property also benefits from planning consent for a loft conversion (ref: 2018/00577/FUL). EPC rating 'E'.

Directions

Penarth Town Centre – 0.9 miles

Cardiff City Centre – 4.3 miles

M4 Motorway – 10.3 miles

Your local office: Penarth

T: 02920 712266 (1)

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Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a hallway enjoying wood effect laminate flooring, a carpeted staircase leading to the first floor and an obscure uPVC double glazed window to the front elevation.

The open plan living/dining room enjoys continuation of wood effect laminate flooring, recessed ceiling spotlights, a feature gas fireplace with a wooden surround and a marble hearth and a uPVC double glazed window to the front elevation.

The kitchen showcases a range of wall and base units with quartz work surfaces. Integral appliances to remain include; a 'Beko' electric oven/grill, a 4-ring gas hob with a feature extractor fan over, a 'Zanussi' dishwasher and an 'Indesit' washer/dryer. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of wood effect laminate flooring, recessed ceiling spotlights, a feature splashback, an under-mounted bowl and a half stainless steel sink with a mixer tap over, a set of uPVC double glazed French doors providing access to the rear garden, a uPVC double glazed window to the rear elevation and four roof lights.

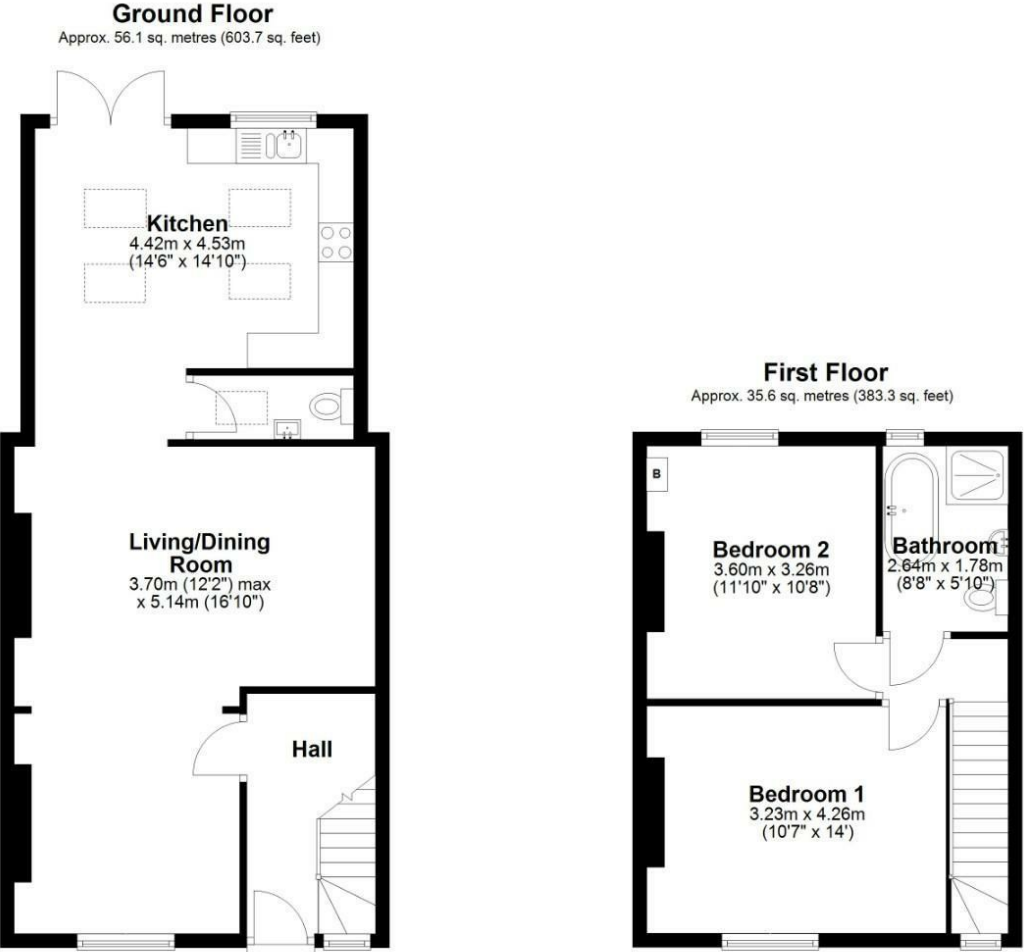
The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from tiled flooring, recessed ceiling spotlights, a wall mounted chrome towel radiator, an extractor fan and a roof light.

First Floor

The first floor landing enjoys carpeted flooring, a loft hatch with a built-in ladder providing access to the loft space and a large uPVC double glazed window to the front elevation. Bedroom one is a spacious double bedroom and enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom two is another double bedroom benefiting from carpeted flooring, a wall mounted 'Glow Worm' combi boiler and a uPVC double glazed window to the rear elevation. The family bathroom has been fitted with a 4-piece white suite comprising; a freestanding oval bath with a hand-held shower attachment, a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted towel radiator and an obscure uPVC double glazed window to the rear elevation.





Total area: approx. 91.7 sq. metres (987.1 sq. feet)
37 Lavernock Road, Penarth

Gardens & Grounds

37 Lavernock Road is approached off the street onto a courtyard style front garden enjoying a variety of mature shrubs and borders.

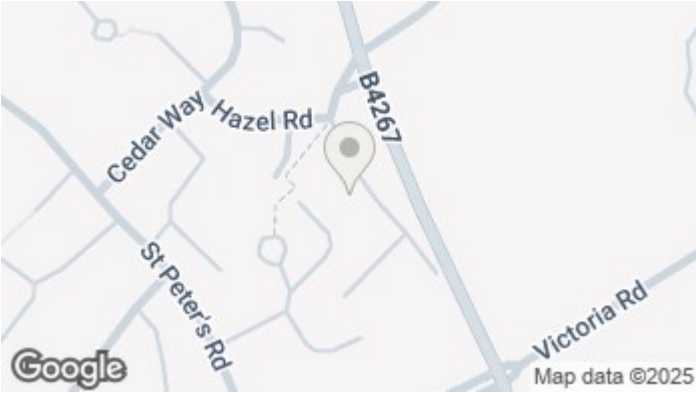
The landscaped, South-West facing rear garden is predominantly laid with artificial lawn, a decked area provides ample space for outdoor entertaining and dining.

Additional Information

Freehold.

All mains services connected.

Council tax band 'D'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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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