



25 Church Avenue  
Penarth, Vale of Glamorgan, CF64 1AZ

Watts  
& Morgan



# 25 Church Avenue

Penarth, Vale of Glamorgan, CF64 1AZ

**£650,000 Freehold**

6 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A three storey Victorian family home in need of modernisation. Situated in the highly desirable, picturesque Church Avenue within close walking distance of Belle Vue Park, the esplanade, local transport links and Penarth Town Centre. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, kitchen/dining room. First floor landing, four double bedrooms and a 'Jack & Jill' en-suite. Second floor landing, two further double bedrooms and a bathroom. The property also benefits from a one bedroom ground floor flat accessed from the rear. Externally the property enjoys wrap around gardens and a large driveway providing off road parking. Being sold with no onward chain.



## Directions

Penarth Town Centre – 0.2 miles

Cardiff City Centre – 3.9 miles

M4 Motorway – 9.9 miles



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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door into a large hallway with a carpeted staircase leading to the first floor. The spacious bay fronted living room enjoys uPVC double glazed windows to the front elevation overlooking the front garden.

The kitchen/dining room has been fitted with a range of wall and base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen/dining room further benefits from a wall mounted 'Worcester' combi boiler, partially tiled splashback, a stainless steel sink, a uPVC double glazed bay window to the side elevation and a partially glazed composite door providing access to the rear courtyard.

### First Floor

The split level first floor landing benefits from carpeted flooring and a carpeted staircase leading to the second floor. Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a uPVC double glazed window to the side elevation and a uPVC double glazed bay window to the front elevation. The 'Jack & Jill' en-suite has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The en-suite further benefits from a large walk-in shower with a thermostatic shower over, vinyl flooring, partially tiled splashback and an obscure uPVC double glazed window to the front elevation.

Bedroom two is a double bedroom benefiting from carpeted flooring and two uPVC double glazed windows to the side and rear elevations.

Bedroom three is another spacious double bedroom enjoying carpeted flooring, a hatch providing access to loft space and three uPVC double glazed windows to the side and rear elevations.

Bedroom four is a further double bedroom and enjoys laminate wood flooring, a hatch providing access to loft space and a uPVC double glazed window to the side elevation.

The first floor cloakroom has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The cloakroom further benefits from tile effect vinyl flooring, partially tiled splashback and an obscure uPVC double glazed window to the side elevation.

### Second Floor

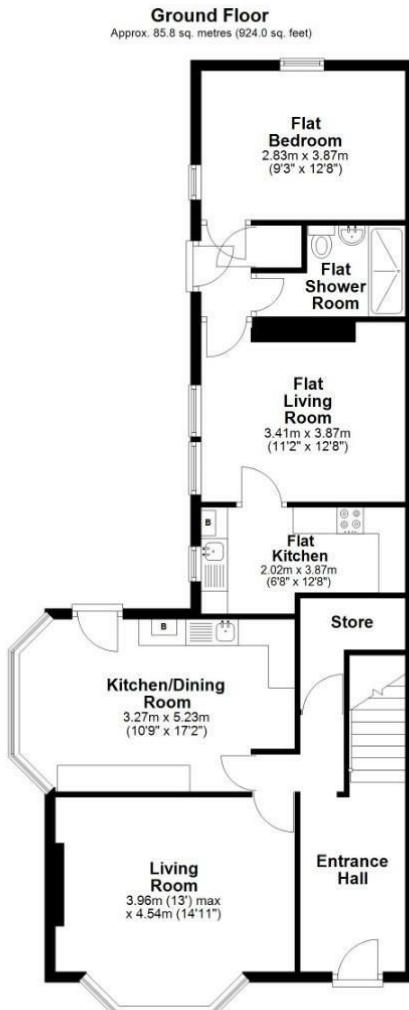
The second floor landing benefits from carpeted flooring, a roof light and a hatch providing access to loft space.

Bedroom five is a spacious double bedroom enjoying carpeted flooring, exposed wooden beams and a uPVC double glazed window to the front elevation.

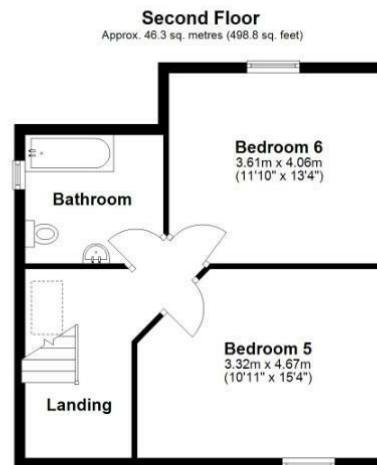
Bedroom six is another double bedroom enjoying carpeted flooring, exposed wooden beams and a uPVC double glazed window to the rear elevation.

The second floor bathroom has been fitted with a 3-piece white suite comprising; a panelled bath, a pedestal wash-hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled splashback, a hatch providing access to loft space, an extractor fan and an obscure uPVC double glazed window to the side elevation.





Total area: approx. 214.7 sq. metres (2311.0 sq. feet)



## Ground Floor Flat

Accessed from the rear, the ground floor flat consists of a living room, kitchen, shower room and a bedroom. The living room benefits from carpeted flooring and two uPVC double glazed windows to the side elevation. The bathroom has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, a walk-in shower cubicle with a thermostatic shower, partially tiled walls and an extractor fan.

The bedroom is a double bedroom benefiting from carpeted flooring and two uPVC double glazed windows to the side and rear elevations.

The kitchen has been fitted with a range of wall and base units with roll top work surfaces. The kitchen further benefits from an electric oven, a wall mounted combi boiler, a stainless steel sink and a uPVC double glazed window to the side elevation.

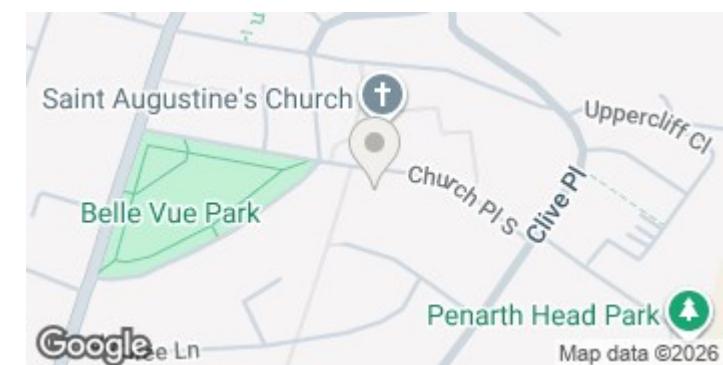
## Garden & Grounds

25 Church Avenue is approached off a pedestrianised lane onto a large front garden enjoying a variety of mature shrubs and borders.

The wrap around gardens benefits from multiple patio areas providing ample space for outdoor entertaining and dining. The property further benefits from a large driveway providing off-road parking for several vehicles accessed from Church Place South.

## Additional Information

All mains services connected.  
Freehold.  
Council tax band 'G'.  
EPC rating 'D'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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