

4 Myrtle Close

Penarth, Vale of Glamorgan, CF64 3NQ

Watts & Morgan



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£375,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A beautifully presented, three bedroom semi-detached family home situated in a quiet cul-de-sac. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, open-plan kitchen/dining room and utility room. First floor landing, three spacious bedrooms and a family bathroom. Externally the property benefits off-road parking, beautifully landscaped front and rear gardens with a versatile outbuilding.

Directions

Penarth Town Centre – 1.0 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 an obscure glazed composite door with an obscure glazed side panel into a welcoming hallway benefitting from solid oak flooring and a carpeted staircase leading to first floor landing.

The dual aspect living room enjoys continuation of solid oak flooring, .a uPVC double-glazed window to the front elevation and a set of uPVC double glazed French doors providing access to the rear garden.

The kitchen/dining room is the focal point of the home and enjoys a range of base and wall units with granite work surfaces. Integral appliances to remain include; a ‘Neff’ 4-ring induction hob with an extractor hood over, a ‘Bosch’ dishwasher, a ‘Neff’ electric oven, a ‘Bosch’ combination oven, a ‘Bosch’ washing machine and a Samsung Fridge/Freezer. The kitchen further benefits from LVT flooring, a breakfast bar with a granite work surface, recessed ceiling spotlights, an undermounted sink with a 'Quooker' hot water tap over, a uPVC double-glazed window to the side elevation, an obscure glazed uPVC door into the utility room.

The utility room enjoys continuation of LVT flooring, space and plumbing for freestanding white goods, a uPVC double-glazed window to the side elevation and a uPVC double-glazed door providing access to the rear garden.

First Floor

The first floor landing enjoys carpeted flooring and an obscure uPVC double-glazed window to the rear elevation.

Bedroom one is a generously sized double bedroom enjoying carpeted flooring, a fitted wardrobe and a uPVC double-glazed window to the front elevation.

Bedroom two is another spacious double bedroom and benefits from laminate flooring, a recessed storage cupboard, a hatch with a built-in ladder providing access to the partially boarded loft space and a uPVC double-glazed window to the front elevation.

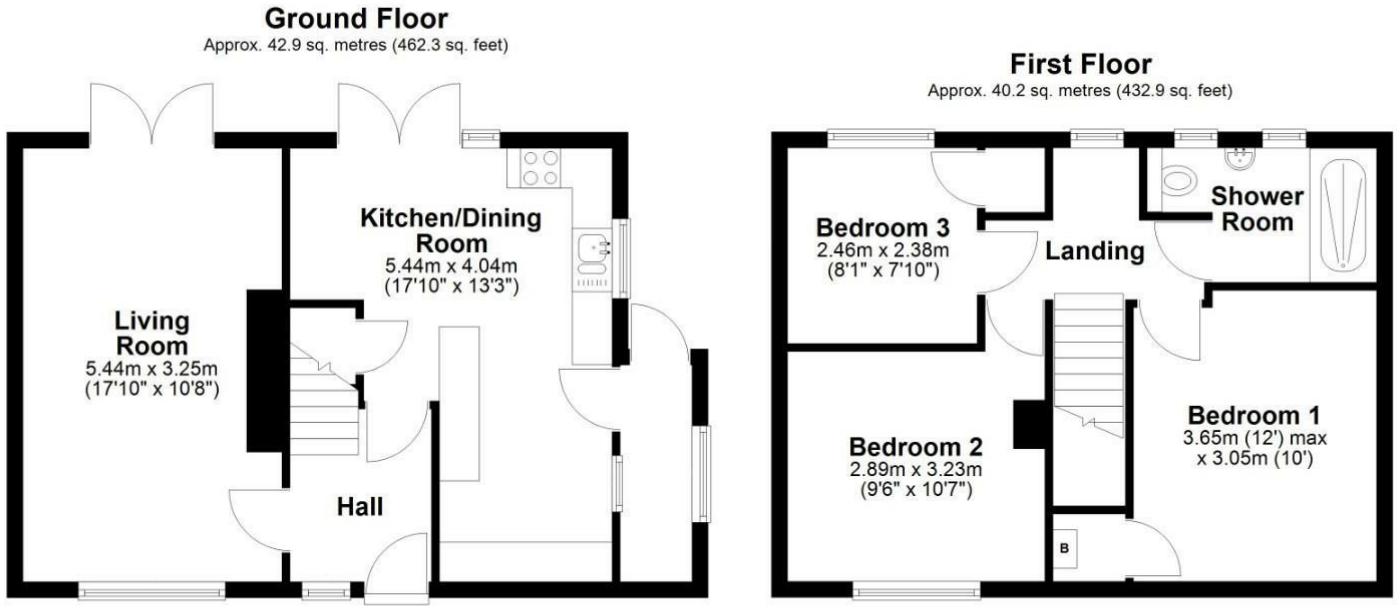
Bedroom three is a spacious single bedroom enjoying carpeted flooring, a fitted cupboard and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a large walk-in shower with a thermostatic rainfall shower over and a handheld shower attachment, a WC set within vanity unit and a pedestal wash hand basin. The bathroom further benefits from vinyl flooring, a wall-mounted chrome towel radiator, a wall-mounted mirror with lighting and two obscure uPVC double-glazed windows to the rear elevation.

Garden & Grounds

4 Myrtle Close is approached off the road onto a private driveway providing parking. The low maintenance front garden is predominantly laid with chippings and enjoys a variety of mature borders.

The beautifully landscaped rear garden is predominantly laid to lawn and enjoys a variety of patio and decking areas providing ample space for outdoor entertaining and dining. The garden further enjoys a variety of mature shrubs and borders, a pond, a wooden garden shed and a brick built versatile outbuilding (with possibility of being used as a home office).

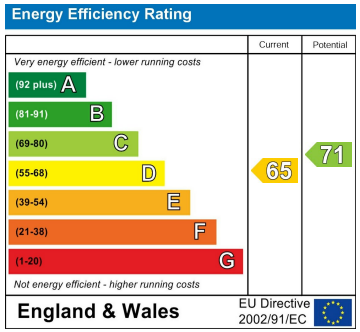


Total area: approx. 83.2 sq. metres (895.2 sq. feet)

Additional Information

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





Scan to view property

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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