3 Church Avenue
Penarth, Vale of Glamorgan, CF64 1AZ
Watts
&Morgan

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£750,000 Freehold

4 Bedrooms | 1 Bathroom | 3 Reception Rooms

A beautifully presented, three story Victorian family home situated in the desirable and picturesque Church Avenue. Found a short walking distance to Belle Vue Park, Penarth Town Centre and the beach front and conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hallway, bay fronted dining room/living room, garden room, sitting room and kitchen. First floor landing, three double bedrooms, bathroom and a WC. Additional double bedroom located on the second floor. Externally the property enjoys mature front and rear gardens, a detached garage and off-road parking to the rear.

Directions

Penarth Town Centre – 0.1 miles

Cardiff City Centre – 3.8 miles

M4 Motorway – 9.9 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk

Summary of Accommodation

Ground Floor

Entered via a solid hardwood door into a welcoming hallway enjoying part original tile/part carpeted flooring and a wooden staircase with a carpet runner leading to the first floor.
The bay fronted living/dining room benefits from carpeted flooring, a central feature electric fireplace and a single glazed wooden French door leading to the garden room.
The garden room enjoys original tiled flooring and access to the rear garden. The sitting room is a versatile space and enjoys carpeted flooring, an original working fireplace, decorative wall paneling and a single glazed sash window to the side elevation.
The Kitchen/breakfast room benefits from tiled flooring, recessed ceiling spotlights, six windows to the side/rear elevation and a set of French doors providing further access to the rear garden. The kitchen has been fitted a range of wall and base units with solid wood work surfaces. The kitchen further benefits from integrated appliances, a 'Rangemaster' cooker and a 'Belfast' sink with a mixer tap over.

First Floor

The split level first floor landing benefits from carpeting flooring, dado rails and a staircase leading to the second floor.
Bedroom one, located at the front of the property, is a generously sized double with exposed wooden flooring, a range of fitted wardrobes and two single glaze sash windows to the front elevation.
Bedroom two is a double bedroom and benefits from exposed wooden flooring, a central feature fireplace and a single glazed sash window to the rear elevation.
Bedroom three enjoys carpeted flooring, a central feature fireplace and a single glazed sash window to the side elevation. The bathroom has been fitted with a 3-pieace white suite comprising; a tile paneled bath with a thermostatic rainfall shower over, a pedestal wash hand basin and a WC. The bathrooms further benefits from carpeted flooring, partially tiled walls/splashback a storage cupboard and a single glazed window to the rear elevation.

Second Floor

The second floor is home to the fourth double bedroom which benefits from exposed wooden flooring, a feature fireplace and a set of large windows.

Total area: approx. 181.8 sq. metres (1957.2 sq. feet)

Gardens & Grounds

The front garden is predominantly block paved with a variety of shrubs and borders. A block paved pathway provided access to the front entrance.

The rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A paved patio provides ample space for outdoor entertaining and dining. The rear garden also benefits from a large garage providing off road parking.

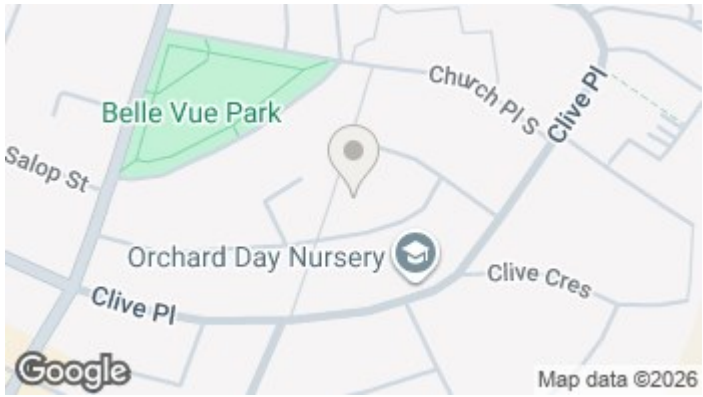
Additional Information

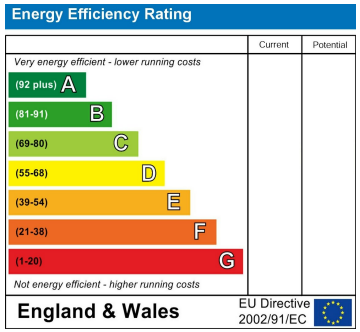
Freehold.

All mains services connected.

Council Tax band 'G'.

EPC 'D'





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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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