



85 Andrew Road  
Penarth, Vale of Glamorgan, CF64 2NT

Watts  
& Morgan



# 85 Andrew Road

Penarth, Vale of Glamorgan, CF64 2NT

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**£280,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious, four bedroom mid-terrace family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, kitchen/dining room, utility area and ground floor bathroom. First floor landing, two double bedrooms and a family bathroom. Second floor landing; two further bedrooms and a store room. Externally the property benefits from a low maintenance front garden and a landscaped, tiered rear garden.

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## Directions

Penarth Town Centre – 0.9 miles

Cardiff City Centre – 3.1 miles

M4 Motorway – 9.2 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a hallway enjoying wood effect vinyl flooring and a carpeted staircase leading to the first floor.

The spacious living room enjoys carpeted flooring and a large uPVC double-glazed window to the front elevation.

The kitchen/dining room benefits from part tile effect vinyl flooring/part carpeted flooring and a glazed uPVC door with a double-glazed side panel providing access to the rear garden. 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 a partially tiled splash-back, a stainless steel bowl and a half sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

The utility area enjoys tiled flooring, recessed ceiling spotlights, a hatch providing access to loft space and an obscure uPVC double-glazed window to the side elevation.

The ground floor bathroom has been fitted with a 3-piece suite comprising; a panelled 'P'-shape bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, an extractor fan and an obscure uPVC double-glazed window to the side elevation.

### First Floor

The first floor landing benefits from carpeted flooring and a carpeted staircase leading to the second floor.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, picture rails and two uPVC double-glazed windows to the front elevation.

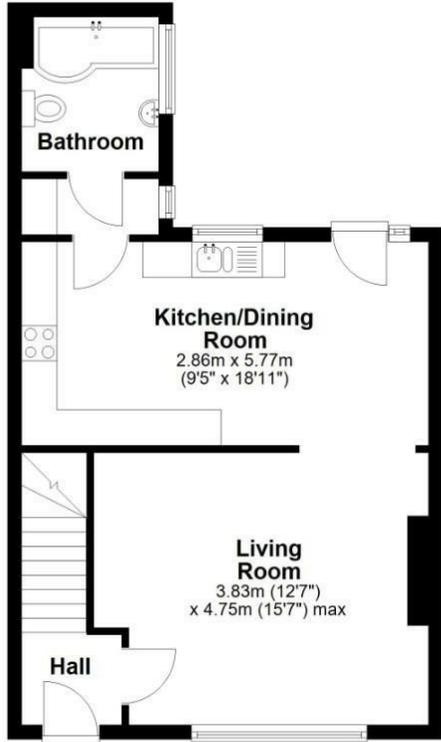
Bedroom two is another double bedroom benefitting from carpeted flooring, a range of fitted wardrobes, a storage cupboard housing the wall-mounted 'Glow-worm' combi boiler and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a freestanding oval bath with a hand-held shower attachment, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted towel radiator and an obscure uPVC double-glazed window to the rear elevation.



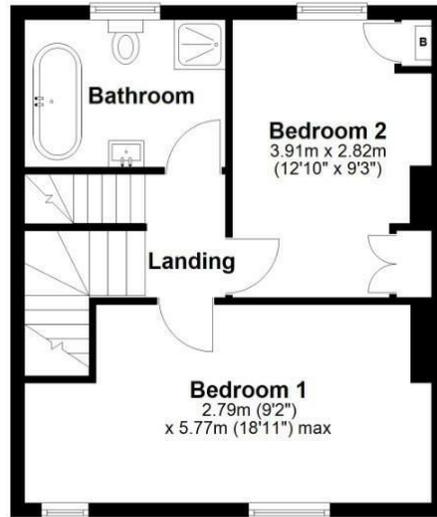
### Ground Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



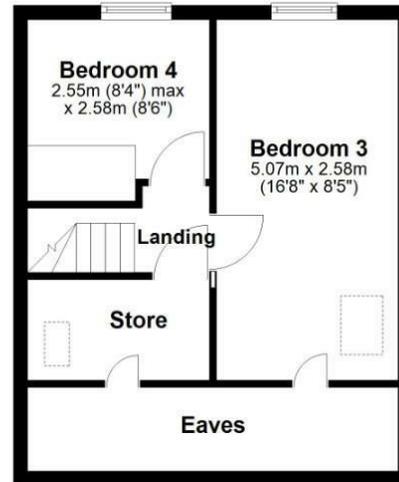
### First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



### Second Floor

Approx. 26.7 sq. metres (287.8 sq. feet)



Total area: approx. 111.3 sq. metres (1197.8 sq. feet)

### Second Floor

Bedroom three is a double bedroom and enjoys laminate wood flooring, a hatch providing access to eaves storage, a double-glazed roof light and a uPVC double-glazed window to the rear elevation.

Bedroom four benefits from laminate wood flooring and a uPVC double-glazed window to the rear elevation.

Also located on the second floor is a large storage room with a hatch providing access to eaves storage and double-glazed roof light.

### Garden & Grounds

85 Andrew Road enjoys a low maintenance front garden laid with stone chippings.

The enclosed, tiered rear garden benefits from a lawn area and two patio areas providing ample space for outdoor entertaining and dining.

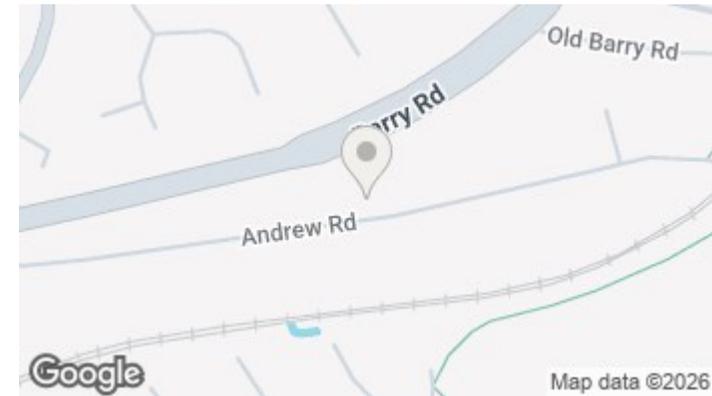
### Additional Information

All mains services connected.

Freehold.

Council tax band 'D'.

EPC rating 'TBC'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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