



6 Dryden Road
Penarth, CF64 2RT

Watts
& Morgan



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Penarth, CF64 2RT

£465,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious four bedroom semi-detached family home situated in the popular gardens suburb of Penarth. Conveniently located to local transport links. Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises; entrance hall, sitting room, open plan kitchen/dining/living room, downstairs cloakroom/utility room. First floor landing, two double bedrooms, single bedroom and family bathroom. Second floor landing, further double bedroom with en-suite. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles and a landscaped rear garden with a garden office. EPC rating 'C'.

Directions

Penarth Town Centre – 0.6 miles

Cardiff City Centre – 4.5 miles

M4 Motorway – 10.4 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a welcoming hallway enjoying original woodblock flooring, picture rails, an obscure uPVC double glazed window to the front elevation and a carpeted staircase leading to the first floor.

The sitting room enjoys carpeted flooring, picture rails and a uPVC double glazed bay window with bespoke fitted shutters to the front elevation.

A set of glass sliding doors provide access into the open plan living/dining/kitchen benefiting from carpeted flooring, picture rails and a set of uPVC double glazed bi-folding doors 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; a 'Neff' electric oven/grill, a 'Stoves' 5-ring gas hob with an extractor fan over and a 'Bosch' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from porcelain tiled flooring, partially tiled splashback, a ceramic sink with a mixer tap over, a uPVC double glazed window to the side elevation and a uPVC double glazed window to the rear elevation.

The cloakroom/utility room has been fitted with a 2-piece white suite comprising a pedestal wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, space and plumbing for freestanding white goods, a recessed understairs storage cupboard and an obscure single glazed wooden window to the side elevation.

First Floor

The first floor landing benefits from carpeted flooring, a carpeted staircase leading to the second floor and an obscure uPVC double glazed window to the side elevation.

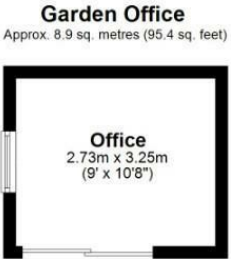
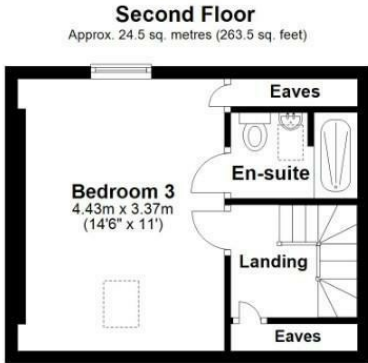
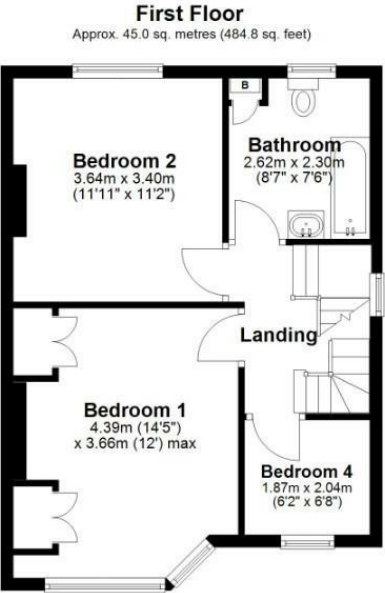
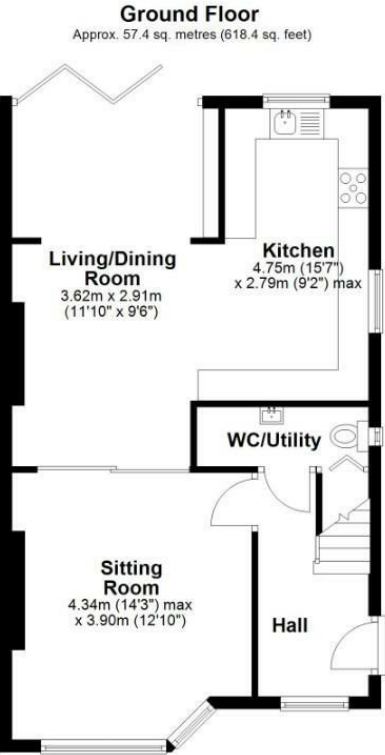
Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, picture rails and a uPVC double glazed bay window with bespoke fitted shutters to the front elevation.

Bedroom two is another double bedroom and benefits from carpeted flooring and a uPVC double glazed window to the rear elevation.

Bedroom four/study is a single bedroom enjoying carpeted flooring and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a hand-held shower attachment, a feature wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, a wall mounted towel radiator, a cupboard housing the wall mounted 'Ideal' combi boiler and an obscure uPVC double glazed window to the rear elevation.





Total area: approx. 135.8 sq. metres (1462.1 sq. feet)

Second Floor

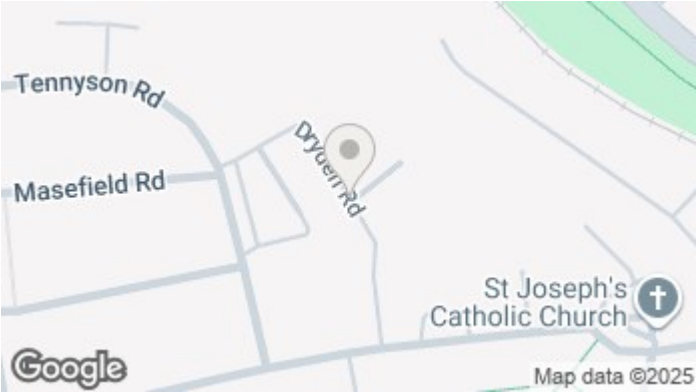
The second floor landing benefits from carpeted flooring, a hatch providing access to eaves storage and an obscure uPVC double glazed window to the side elevation. Bedroom three is a spacious double bedroom enjoying carpeted flooring, a hatch providing access to eaves storage, recessed ceiling spotlights, a double glazed roof light to the front elevation and a uPVC double glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a floating wash-hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan and a double glazed roof light.

Garden & Grounds

6 Dryden Road is approached off the road onto a block paved driveway providing off-road parking for several vehicles. The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, a patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from an outdoor office benefiting from full electrical connections.

Additional Information

All mains services connected.
Freehold.
Council tax band 'E'.



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