23 Knowbury Avenue

Penarth, Vale of Glamorgan, CF64 5RX

Watts & Morgan

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£799,950 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A versatile three bedroom with loft rooms, detached family home enjoying elevated water views. Found a short walk from Penarth Clifftops and conveniently located to local amenities, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, conservatory, kitchen/dining room, ground floor cloakroom. First floor landing, primary bedroom with access to a balcony and an en-suite, two further bedrooms and a family bathroom. Second floor landing, three versatile loft rooms. Externally the property benefits from a block-paved driveway providing off-road parking for several vehicles and a single garage. The property further benefits from beautifully landscaped front and wrap around rear garden. Being sold with no onward chain.

Directions

Penarth Town Centre – 1.1 miles

Cardiff City Centre – 4.8 miles

M4 Motorway – 11.4 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a composite door into a welcoming hallway benefiting from wood effect luxury vinyl tile (LVT) flooring, a uPVC double glazed window to the front elevation and a carpeted staircase leading to the first floor with an understairs storage cupboard.

The living room benefits from carpeted flooring, a central feature electric fireplace, a large double glazed window overlooking the rear garden and a glazed wooden door providing access to the conservatory.

The conservatory benefits from tiled flooring, uPVC double glazed windows to all elevations and three double glazed doors providing access to the garden.

The kitchen/dining room benefits from wood effect LVT flooring and three double glazed windows to the front/side elevations. 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 'Bosch' electric oven and a 'Zanussi' 4-ring gas hob. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from partially tiled splashback, recessed ceiling spotlights, a composite sink with a mixer tap over and a recessed storage cupboard.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The cloakroom further benefits from wood effect LVT flooring, tiled walls and an obscure double glazed window to the front elevation.

First Floor

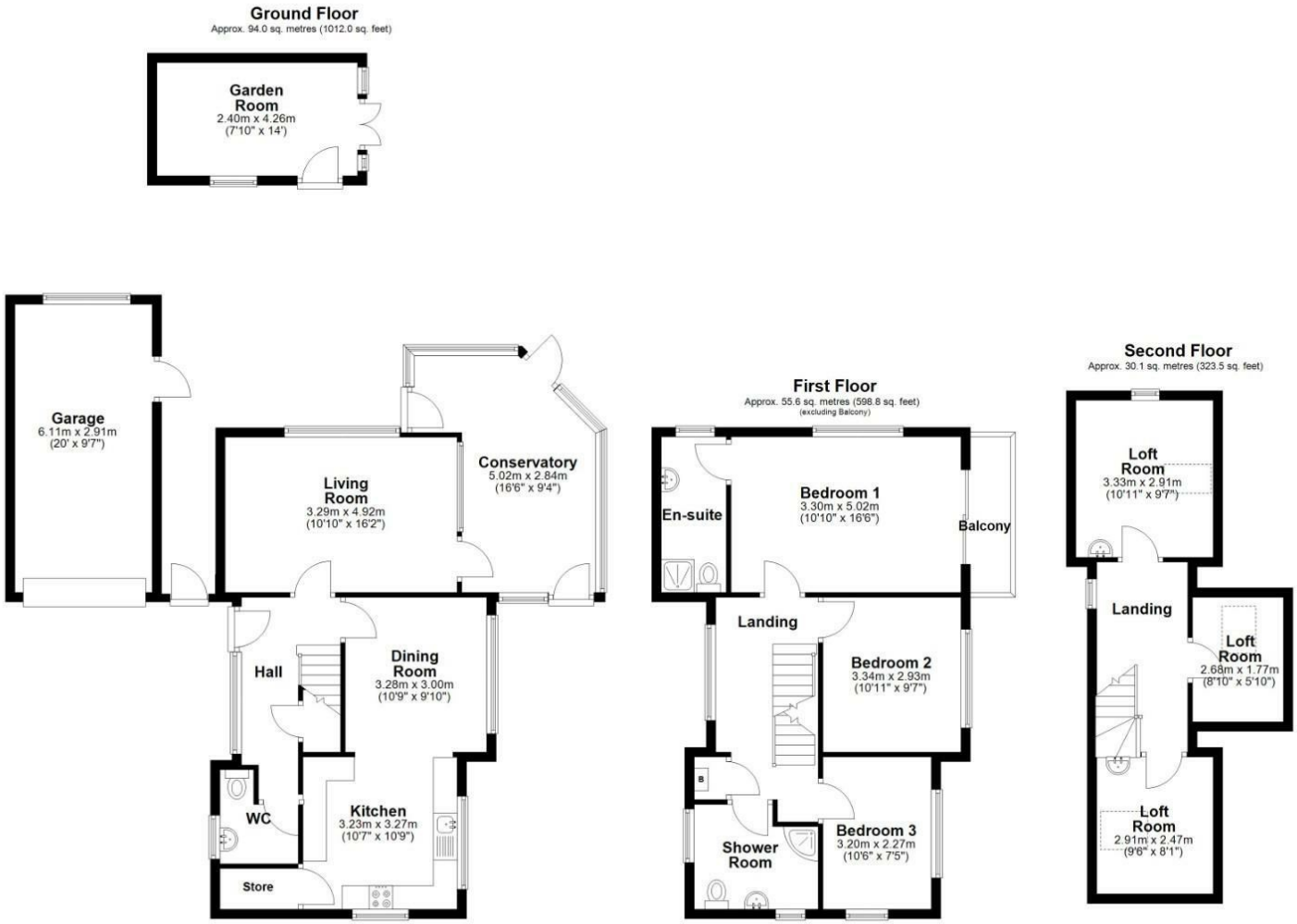
The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the wall mounted 'Worcester' boiler, a carpeted staircase leading to the second floor and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, a double glazed window to the rear elevation enjoying elevated sea views and a set of double glazed sliding doors providing access onto a balcony. The en-suite has been fitted with a 3-piece suite comprising; a shower cubicle with an electric shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from wood effect LVT flooring, partially tiled walls and a double glazed window to the rear elevation.

Bedroom two is another spacious double bedroom benefitting from carpeted flooring and a double glazed window to the front elevation.

Bedroom three enjoys carpeted flooring, a range of fitted wardrobes and two uPVC double glazed windows to the front/side elevation.

The shower room has been fitted with a 3-piece suite comprising; a corner shower cubicle with a thermostatic shower over, a floating wash-hand basin and a WC. The shower room further benefits from tiled flooring, partially tiled and partially aqua-clad walls, a wall mounted chrome towel radiator and two obscure double glazed windows to the front/side elevations.



Total area: approx. 179.7 sq. metres (1934.3 sq. feet)

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.

Second Floor

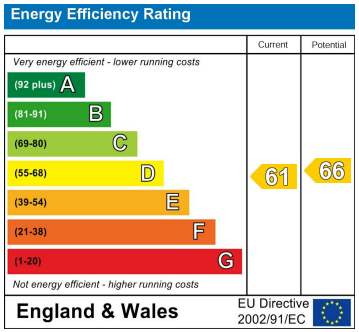
The second floor landing benefits from carpeted flooring, recessed ceiling spotlights and a double glazed roof light.
The three loft rooms are versatile spaces, each enjoy carpeted flooring and rooflights, two of which also benefit from wash band basins set within vanity units and one enjoying further elevated water views.

Garden & Grounds

23 Knowbury Avenue is approached off the road onto a block-paved driveway providing off-road parking for several vehicles, beyond which is a single garage with an up and over door.
The front garden enjoys a variety of mature shrubs and borders.
The beautifully landscaped wrap around rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area covered by a wooden pergola provides ample space for outdoor entertaining and dining. The rear garden further benefits from a pond and a large wooden garden room with electrical connections.

Additional Information

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



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