



3 Hastings Close  
Penarth, Vale of Glamorgan, CF64 2TH

Watts  
& Morgan





## 3 Hastings Close

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**£375,000 Freehold**

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A three bedroom, semi-detached family home situated in a quiet cul-de-sac in the ever popular gardens suburb of Penarth. Conveniently located to local amenities, transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, dining room, kitchen/breakfast room, sitting room, rear porch, downstairs cloakroom. First floor landing, two spacious double bedrooms, single bedroom and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking and landscaped front and rear gardens. EPC rating 'D'.

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### Directions

Penarth Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door with a double glazed side panel into a hallway benefiting from carpeted flooring and a carpeted staircase leading to the first floor.

The spacious living room benefits from carpeted flooring, a central feature electric fireplace, a hatch providing access to understairs storage and a uPVC double glazed bay window to the front elevation.

The dining room benefits from continuation of carpeted flooring and a uPVC double glazed window to the rear elevation.

The kitchen/breakfast room enjoys tiled flooring, recessed ceiling spotlights and a uPVC double glazed door providing access to the rear porch. 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 'Hotpoint' electric oven with a 4-ring electric top and extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of tiled flooring, partially tiled walls, recessed ceiling spotlights, a large walk-in pantry cupboard, bowl and a half composite sink with a mixer tap over and a uPVC double glazed window to the rear elevation.

The sitting room/study is a versatile space and enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, partially tiled splashback, a recessed ceiling spotlight and an obscure uPVC double glazed window to the side elevation.

### First Floor

The first floor landing benefits from carpeted flooring, a loft hatch providing access to the loft space and a uPVC double glazed window to the side elevation.

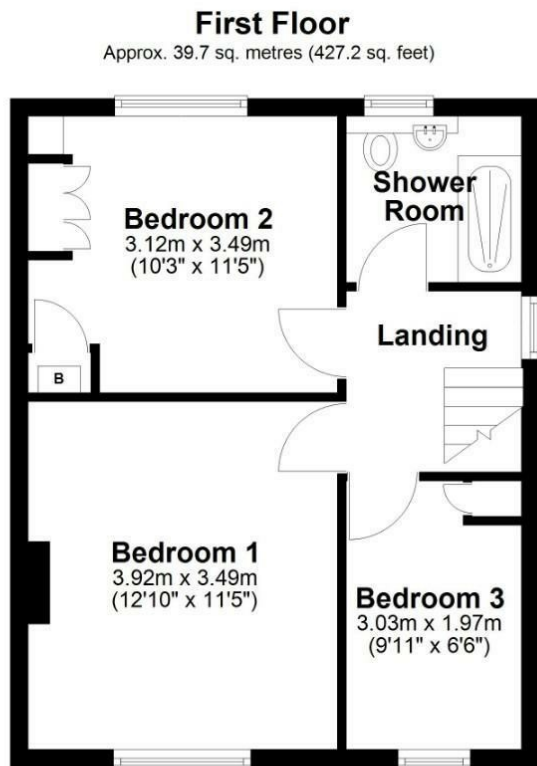
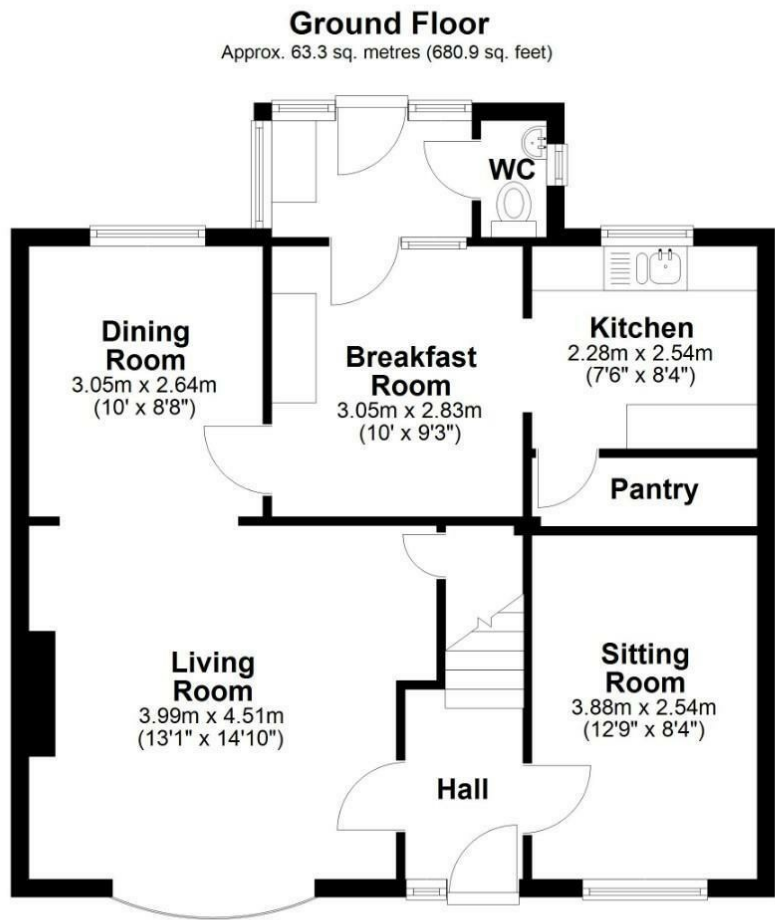
Bedroom one is a spacious double bedroom and enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

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

Bedroom three is a single bedroom and benefits from carpeted flooring, a storage cupboard and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with an electric shower over and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.





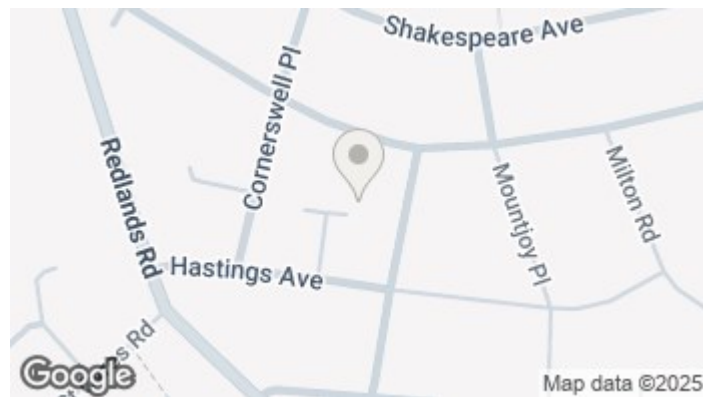
Total area: approx. 103.0 sq. metres (1108.2 sq. feet)

### Garden & Grounds

3 Hastings Close is approached off the street onto a block paved driveway providing off-road parking. The front garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. Two patio areas provide ample space for outdoor entertaining and dining.

### Additional Information

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



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>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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