

15 Wordsworth Avenue

Penarth, Vale of Glamorgan, CF64 2RL

Watts & Morgan



15 Wordsworth Avenue

Penarth, Vale of Glamorgan, CF64 2RL

£550,000 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A spacious and versatile three bedroom semi-detached family home. Conveniently located to local amenities, transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, sitting room, living room, conservatory/dining room, kitchen, downstairs cloakroom. First floor landing, two double bedrooms, spacious single bedroom, family bathroom and a cloakroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles, landscaped front and rear gardens. Being sold with no onward chain.

Directions

Penarth Town Centre – 0.4 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 10.0 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk













Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door with a double glazed arched panel above into a large, welcoming hallway enjoying wood effect laminate flooring, picture rails, two obscure double glazed windows to the front elevation and a carpeted staircase with an understairs storage cupboard leading to the first floor.

The bay fronted sitting room benefits from laminate wood flooring, picture rails, decorative cornice detailing, a ceiling rose and uPVC double glazed windows to the front elevation.

The living room enjoys continuation of wood effect laminate flooring, a central feature gas fireplace, picture rails and a set of single glazed French doors providing access to the conservatory.

The conservatory is a versatile space benefiting from laminate wood flooring, recessed ceiling spotlights, uPVC double glazed windows and a set of uPVC double glazed French 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. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, recessed ceiling spotlights, a stainless steel sink with a mixer tap over, a cupboard housing the wall mounted 'Worcester' boiler and a uPVC double glazed window to the rear elevation.

Located just off the kitchen is a versatile store/utility room with a partially glazed uPVC door providing access to the side return.

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, recessed ceiling spotlights, partially tiled splashback and an obscure uPVC double glazed window to the side elevation.

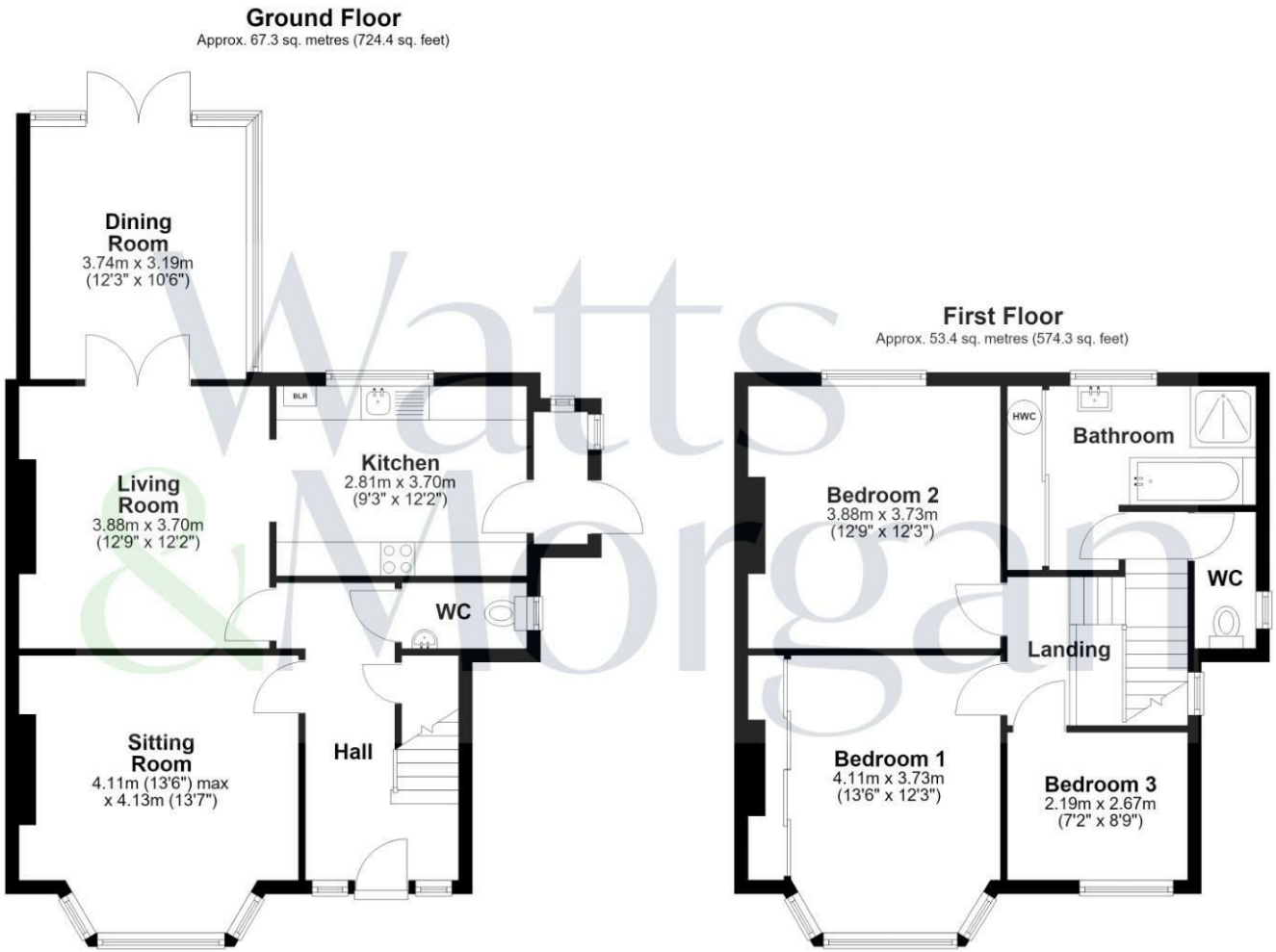
First Floor

The split level first floor landing enjoys carpeted flooring, picture rails, hatch with a built-in ladder providing access to the loft space and an obscure uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes with sliding doors and a uPVC double glazed bay window to the front elevation.

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

Bedroom three is a spacious single bedroom and enjoys carpeted flooring, picture rails and a uPVC double glazed window to the front elevation.



Total area: approx. 120.7 sq. metres (1298.7 sq. feet)

The family bathroom has been fitted with a 3-piece white suite comprising; a wash-hand basin set within a vanity unit, a panelled bath and a large shower cubicle with an electric rainfall shower over and a hand-held shower attachment. The bathroom further benefits from cushioned vinyl flooring, partially tiled walls, a range of fitted storage units with sliding doors housing the hot water cylinder and an obscure uPVC double glazed window to the rear elevation.
The cloakroom has been fitted with a WC and further benefits from cushioned vinyl flooring, partially tiled walls and an obscure uPVC double glazed window to the side elevation.

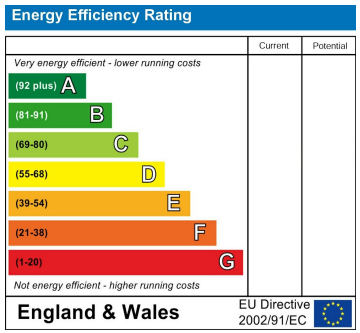
Garden & Grounds

15 Wordsworth Avenue is approached off the crescent onto a block paved driveway providing off-road parking for several vehicles.
The low maintenance courtyard style front garden is predominantly laid with block paving with a variety of mature shrubs and borders.
The enclosed rear garden is predominantly laid with patio tile with a raised deck providing ample space for outdoor entertaining and dining.

Additional Information

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





Scan to view property

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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts & Morgan