



6 Robinswood Crescent
Penarth, CF64 3JE

Watts
& Morgan



6 Robinswood Crescent

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£1,100,000 Freehold

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms

An extended, five bedroom two storey family home. Architecturally designed with high efficiency and low energy in mind with solar panels powering a 5kw battery. Conveniently located to local amenities, Penarth Town Centre, Penarth seafront, local transport links, Cardiff City Centre and the M4 Motorway. In catchment for Evenlode and Stanwell Schools. The high specification, modern contemporary property briefly comprises entrance hall, spectacular open plan kitchen/dining/living room, playroom/snug, sitting room, gym, utility room, downstairs cloakroom. First floor landing, primary bedroom with en-suite, four further double bedrooms and a family bathroom. Externally the property benefits from a resin driveway providing off-road parking for several vehicles, beyond which is an integral single garage. Beautifully landscaped front and rear gardens. Being sold with no onward chain. EPC rating 'B'.

Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.3 miles

M4 Motorway – 10.3 miles

Your local office: **Penarth**

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via a composite door with obscure double glazed side panels into a welcoming hallway enjoying polished micro-cement flooring, a wall mounted alarm panel, recessed ceiling spotlights, a carpeted staircase leads to the first floor and three obscure double glazed powder coated windows to the front elevation.

The open plan kitchen/dining/living room is the focal point of the home and enjoys polished micro-cement flooring with underfloor heating, recessed ceiling spotlights, a built-in 'Sonos' speaker system, a feature roof light and a set of large sliding double glazed doors providing access to the rear garden. The solid oak kitchen showcases a range of tower and base units with polished concrete work surfaces. Appliances to remain include; a dishwasher and a 'Bosch' microwave. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from an undermounted stainless steel sink with a mixer tap over, partially tiled splashback, a recessed feature extractor fan and an island unit with polished concrete work surfaces and a breakfast bar overhang.

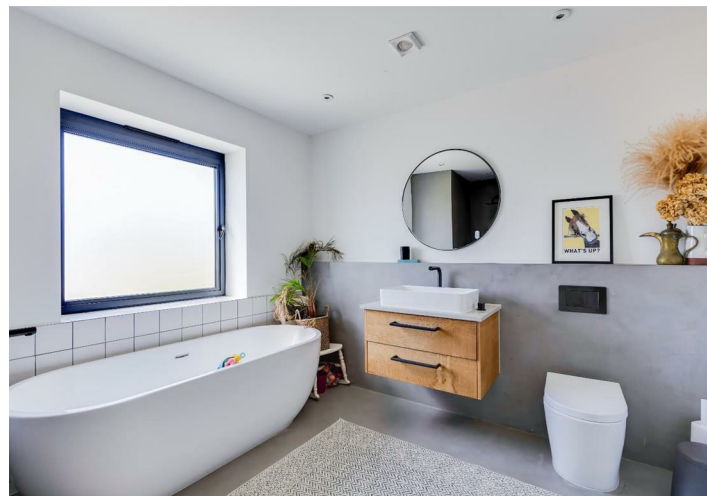
The playroom/snug is a versatile space and enjoys continuation of polished micro-cement flooring, recessed ceiling spotlights and a double glazed powder coated window to the front elevation.

The sitting room enjoys continuation of polished micro-cement flooring with underfloor heating, recessed ceiling spotlights and two double glazed powder coated windows to the rear elevation overlooking the garden.

The gym is another versatile space enjoying continuation of polished micro-cement flooring with underfloor heating, recessed ceiling spotlights a full height double glazed powder coated window and a double glazed door providing access to the patio.

The utility room has been fitted with a range of base units with solid wood work surfaces, space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of polished micro-cement flooring with underfloor heating, partially tiled splashback, a stainless steel sink with a mixer tap over, recessed ceiling spotlights and an extractor fan.

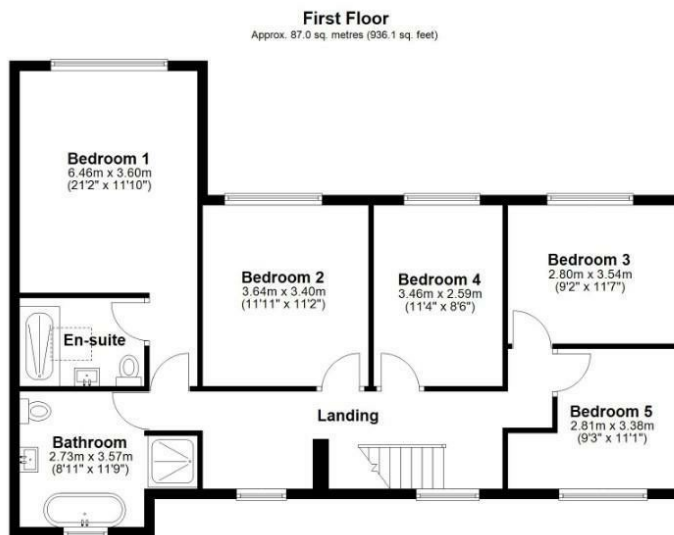
The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from continuation of polished micro-cement flooring, partially tiled walls, a wall mounted towel radiator and an extractor fan.



First Floor

The first floor landing benefits from carpeted flooring, recessed ceiling spotlights, two double glazed powder coated windows to the front elevation and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a wall mounted air conditioning unit and a full height double glazed powder coated window to the rear elevation. The en-suite has been fitted with a 2-piece white suite comprising; a wash-hand basin set within an oak vanity unit and a WC. The en-suite further benefits from micro cement flooring, a large walk-in shower with a thermostatic rainfall shower over, recessed ceiling spotlights, an extractor fan and a feature roof light.



Total area: approx. 216.1 sq. metres (2326.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(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	

Bedroom two is a spacious double bedroom benefiting from carpeted flooring, a wall mounted air conditioning unit and a double glazed powder coated window to the rear elevation. Bedroom three is double bedroom benefiting from carpeted flooring and a double glazed powder coated window to the rear elevation. Bedroom four is another double bedroom and enjoys carpeted flooring, a wall mounted air conditioning unit and a uPVC double glazed window to the rear elevation. Bedroom five is a further double bedroom benefiting from carpeted flooring and a double glazed powder coated window to the front elevation. The family bathroom has been fitted with a 3-piece white suite comprising; a stand alone oval bath with a hand-held shower attachment, a floating wash-hand basin set within an oak vanity unit and a WC. The bathroom further benefits from micro cement flooring, a large walk-in shower with a thermostatic rainfall shower over, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and an obscure double glazed powder coated window to the front elevation.

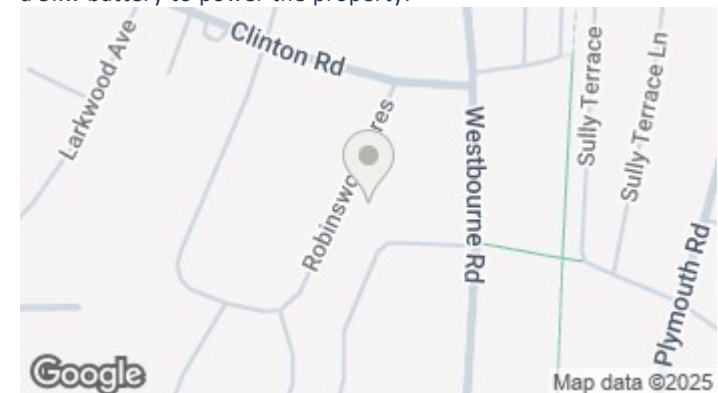
Garden & Grounds

6 Robinswood Crescent is approached off the road onto a resin driveway providing off-road parking for several vehicles, beyond which is an integral single garage with an electric door. The front garden is predominantly laid to lawn with a variety of borders and raised planters. The beautifully landscaped, private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A non-slip patio area with a pergola provides ample space for outdoor entertaining and dining. The rear garden further benefits from outdoor lighting, an enclosed play area and a fully insulated home office with full electric connections and a set of glazed French doors with glazed side panels providing access.

Additional Information

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

NB - The property also benefits from solar panels which charge a 5kw battery to power the 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.



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