



6 Heath Avenue
Penarth, Vale of Glamorgan, CF64 2QZ

Watts
& Morgan



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£275,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A three bedroom semi-detached family home in need of modernisation. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hall, living room, dining room, kitchen, utility area, downstairs cloakroom. First floor landing, two double bedrooms, single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking, beyond which is an attached single garage, front and rear gardens. Being sold with no onward chain.

Directions

Penarth Town Centre – 1.2 miles

Cardiff City Centre – 3.4 miles

M4 Motorway – 9.5 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a porch benefiting from tile flooring and obscure uPVC double glazed windows to all elevations. A second glazed wooden door leads into a hallway benefiting from carpeted flooring and a carpeted staircase leading to the first floor.

A set of partially glazed wooden French doors lead from the hallway into the spacious living room with a recessed understair storage cupboard and a large uPVC double glazed window to the front elevation.

The dining room benefits from a set of uPVC double glazed patio doors providing access to the rear garden.

The kitchen has been fitted with a range of base units with laminate work surfaces. The kitchen further benefits from a stainless sink with mixer tap over and a uPVC double glazed window to the rear elevation.

The utility area benefits from a wall mounted 'Ariston' combi boiler, an internal door providing access to the garage, a uPVC double glazed window to the rear elevation and a uPVC double glazed door providing further access to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a corner wash-hand basin and a WC.

First Floor

The first floor landing has been fitted with carpeted flooring, a hatch providing access to the loft space and a uPVC double glazed window to the side elevation.

Bedroom one is a double bedroom benefiting from carpeted flooring, a recessed wardrobe and a uPVC double glazed window to the front elevation.

Bedroom two is another double bedroom with carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation enjoying elevated views over Penarth and Cardiff Bay.

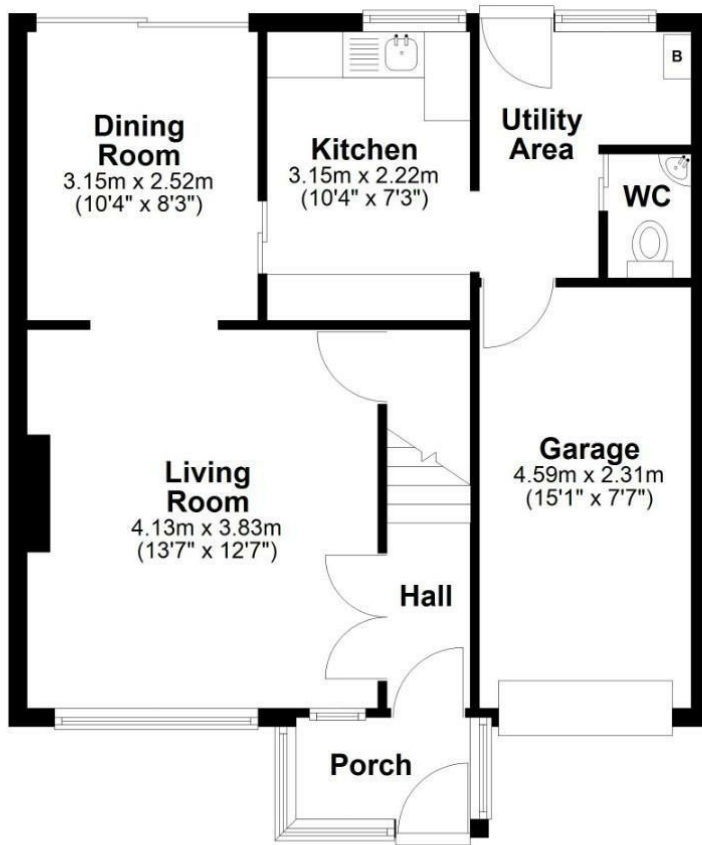
Bedroom three is a single bedroom and enjoys carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a hand-held shower attachment, pedestal wash-hand basin and a WC. The bathroom further benefits from tile effect laminate wood flooring, partially tiled walls and an obscure uPVC double glazed window to the rear elevation.



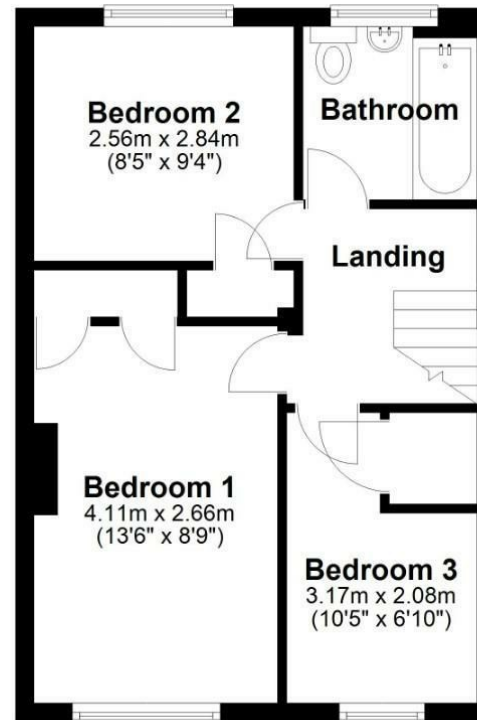
Ground Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 sq. feet)

Garden & Grounds

6 Heath Avenue is approached off the street onto a driveway providing off-road parking, beyond which is an attached single garage with a manual up and over door.

The enclosed rear garden benefits from a patio area providing ample space for outdoor entertaining and dining and elevated views.

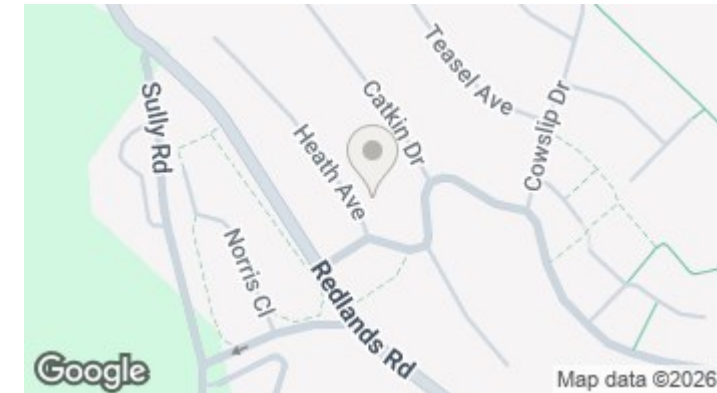
Additional Information

All mains services connected.

Freehold.

Council tax band 'D'.

EPC rating "TBC".



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



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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