



58 Porlock Drive  
Penarth, CF64 5QB

Watts  
& Morgan



# 58 Porlock Drive

Sully, Penarth, CF64 5QB

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**£240,000 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A two bedroom, semi-detached home situated in a quiet cul-de-sac. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, spacious living room and kitchen/dining room. First floor landing, spacious double bedroom, single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles and a South-facing rear garden. Being sold with no onward chain.

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## Directions

Penarth Town Centre – 4.1 miles

Cardiff City Centre – 6.4 miles

M4 Motorway – 9.0 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a porch benefitting from carpeted flooring.

A second glazed wooden door leads into the spacious living room which enjoys carpeted flooring, a carpeted staircase leading to the first floor and a uPVC double-glazed window to the front elevation.

The kitchen/dining room benefits from tiled flooring, a uPVC double-glazed window to the rear elevation and a glazed uPVC door 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.

Appliances to remain include; an electric oven with a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a bowl and a half stainless steel sink with a mixer tap over and a wall-mounted 'Baxi' combi boiler.

### First Floor

The first floor landing benefits from carpeted flooring and a hatch with a built-in ladder providing access to the loft space.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, a range of fitted wardrobes, a recessed storage cupboard and a uPVC double-glazed window to the front elevation.

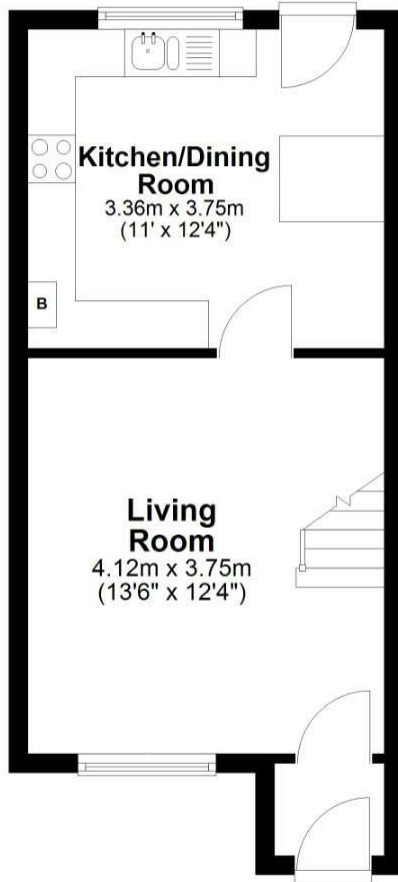
Bedroom two is a spacious single bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation.

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



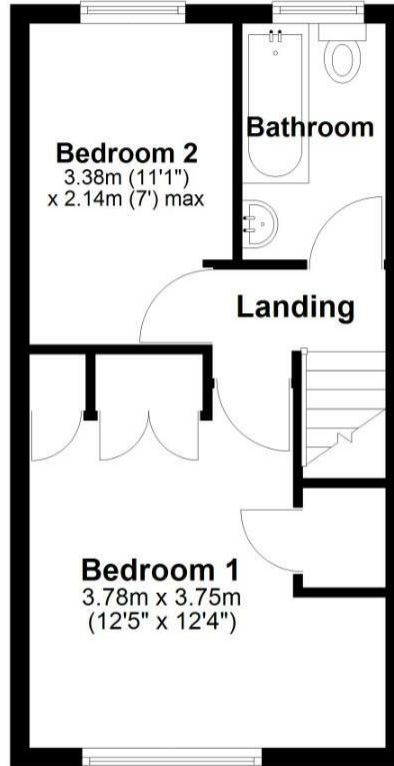
### Ground Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



Total area: approx. 58.2 sq. metres (626.6 sq. feet)

### Garden & Grounds

58 Porlock Drive is approached off the street onto a part concrete/part block paved driveway providing off-road parking for several vehicles.

The enclosed South-facing rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining.

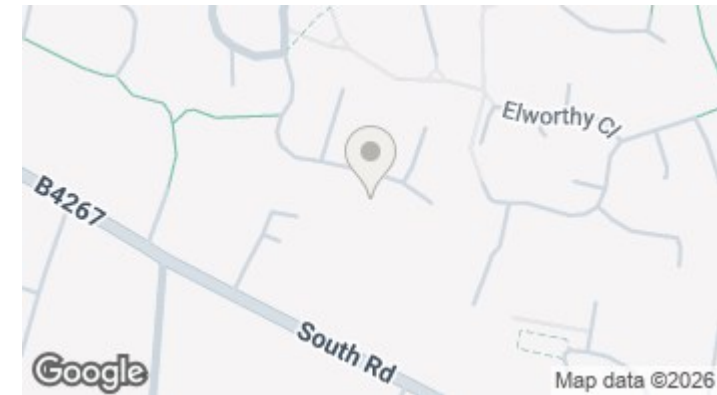
### Additional Information

All mains services connected.

Freehold.

Council tax band 'D'.

EPC rating 'B'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	74	
(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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