



28 Cae Canol
Penarth, CF64 3RL

Watts
& Morgan



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£499,500 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A well presented four/five bedroom, three storey semi-detached family home situated in the ever popular Caversham Park development. In catchment for Evenlode and Stanwell schools. Conveniently located to Cosmeston Lakes, Penarth town centre, Cardiff City centre and the M4 motorway. Accommodation briefly comprises; entrance hall, sitting room/bedroom five, downstairs shower room and kitchen/dining room. First floor landing, spacious living room, double bedroom and single bedroom. Second floor landing, two spacious double bedrooms both with en-suite. Externally the property benefits from a driveway providing off-road parking, a detached single garage and a landscaped rear garden. EPC rating 'C'.

Directions

Penarth Town Centre – 1.2 miles

Cardiff City Centre – 4.8 miles

M4 Motorway – 10.9 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a spacious, welcoming hallway benefitting from tiled flooring, a carpeted staircase with feature glass balustrade leading to the first floor and a uPVC double glazed window with bespoke fitted shutters to the side elevation.

Bedroom 5 enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window with bespoke fitted shutters to the front elevation.

The ground floor shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, partially tiled walls, an extractor fan and recessed ceiling spotlights.

The kitchen showcases a range of wall and base units with quartz work surfaces. Integral appliances to remain include; a 'Bosch' electric oven, a 'Bosch' 4-ring electric hob with an extractor fan over, a 'Neff' dishwasher and an 'AEG' washing machine. Space has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, matching quartz upstands, an undermounted composite sink with a mixer tap over, two under-counter plinth heaters, a cupboard housing the wall mounted 'Ideal' boiler, a recessed under-stair storage cupboard, recessed ceiling spotlights and a set of composite double glazed bi-folding doors providing access to the rear garden.

First Floor

The first floor landing benefits from carpeted flooring, a uPVC double glazed window with bespoke fitted shutters to the side elevation and a carpeted staircase with a glass balustrade leading to the second floor.

The spacious living room enjoys carpeted flooring, a uPVC double glazed window with bespoke fitted shutters and set of uPVC French doors with a Juliette balcony and bespoke fitted shutters to the front elevation.

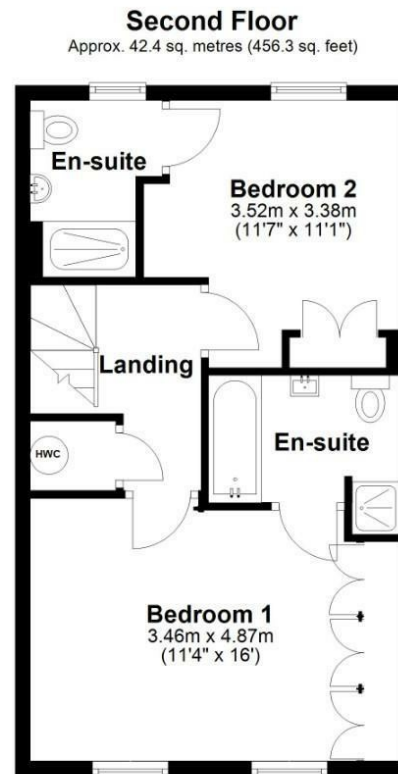
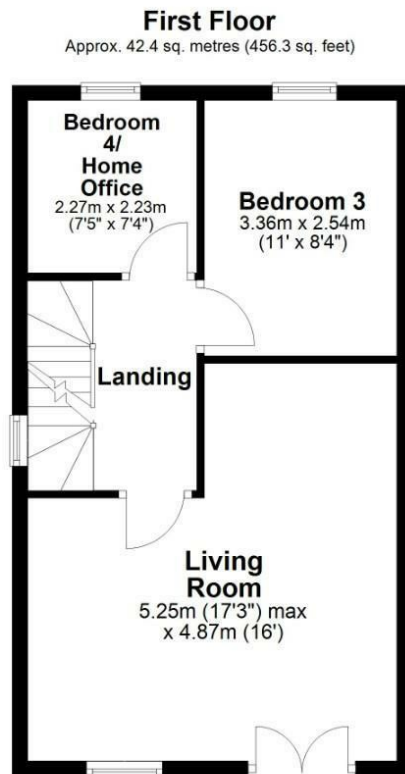
Bedroom three is a double room benefitting from carpeted flooring and a uPVC double glazed window with bespoke fitted shutters to the rear elevation.

Bedroom four/home office enjoys carpeted flooring and a uPVC double glazed window with bespoke fitted shutters to the rear elevation.

Second Floor

The second floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a loft hatch with built-in ladder providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and two uPVC double glazed windows with bespoke fitted shutters to the front elevation. The en-suite has been fitted with a 4-piece white suite comprising; a panelled bath with a hand held shower attachment, a shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls and an extractor fan.



Total area: approx. 127.4 sq. metres (1371.3 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

28 Cae Canol, Penarth

Bedroom two is another spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window with bespoke fitted shutters to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, an extractor fan and an obscure uPVC double glazed window to the front elevation.

Garden & Grounds

28 Cae Canol is approached off the road onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached single garage with an up and over door and side pedestrian access.

The landscaped rear garden is predominantly laid with artificial lawn providing ample space for outdoor entertaining and dining.

Additional Information

Freehold.

All mains services connected.

Council tax band 'E'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(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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