



1 Norris Close
Penarth, Vale of Glamorgan, CF64 2QW

Watts
& Morgan



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£399,950 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A beautifully presented, three bedroom detached family home enjoying elevated views towards Cardiff Bay and the Bristol Channel. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, dining room, kitchen, conservatory, rear porch and downstairs cloakroom. First floor landing, two spacious double bedrooms, spacious single bedroom, shower room and a cloakroom. Externally the property benefits from beautifully landscaped front and South-West facing rear garden and a driveway to the rear of the property providing off-road parking, beyond which is a detached single garage. EPC rating 'C'.

Directions

Penarth Town Centre – 1.3 miles

Cardiff City Centre – 3.3 miles

M4 Motorway – 9.5 miles

Your local office: Penarth

T: 02920 712266 (1)

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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a porch benefiting from solid wood flooring and an obscure uPVC double glazed window to the side elevation. A second glazed uPVC door with a double glazed side panel leads into a welcoming hallway benefiting from carpeted flooring, a recessed storage cupboard with sliding doors and a carpeted staircase with understairs storage leading to the first floor.

The spacious living room benefits from carpeted flooring, a central feature electric fireplace with a marble hearth and a uPVC double glazed window to the front elevation.

The dining room enjoys solid wood flooring and a set of uPVC double glazed sliding doors providing access to the conservatory.

The conservatory benefits from tile flooring, uPVC double glazed windows to all elevations and a double glazed 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. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect laminate flooring, matching upstands, a recessed pantry cupboard, recessed ceiling spotlights, a bowl and a half stainless steel sink with a mixer tap over, a uPVC double glazed window to the side elevation and a partially glazed uPVC door providing access to the rear porch.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from solid wood flooring, tiled walls and an obscure uPVC double glazed window to the rear elevation.



First Floor

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

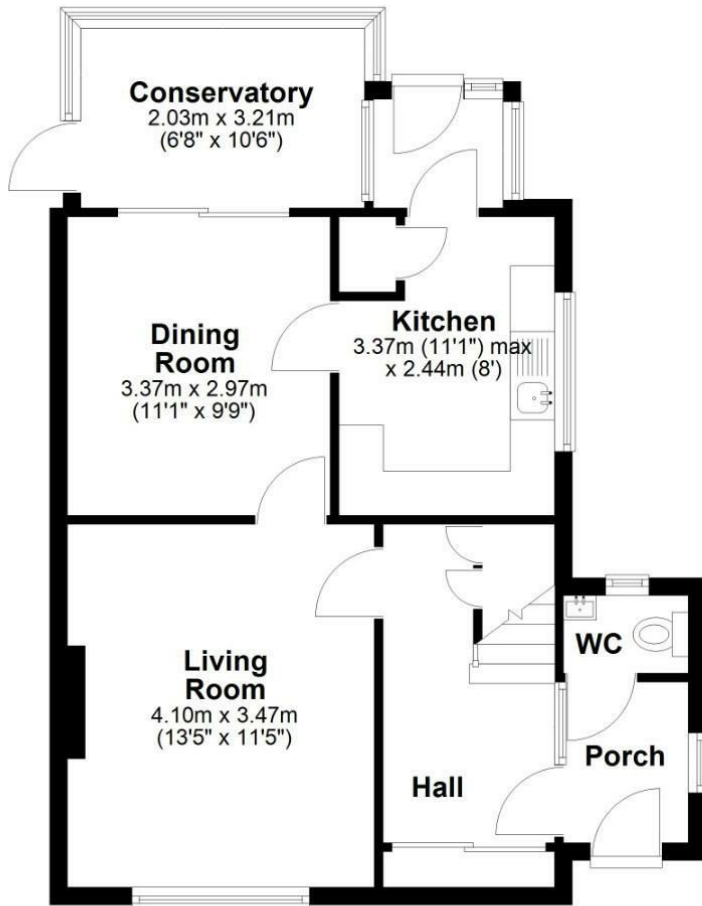
Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes with sliding doors and a uPVC double glazed window to the front elevation enjoying elevated views towards Cardiff Bay and the Bristol Channel.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring, a recessed storage cupboard housing the wall mounted 'Worcester' combi boiler, a range of fitted wardrobes with sliding doors and a built-in wash-hand basin and a uPVC double glazed window to the rear elevation.

Bedroom three is a spacious single bedroom and benefits from carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation enjoying further elevated views.

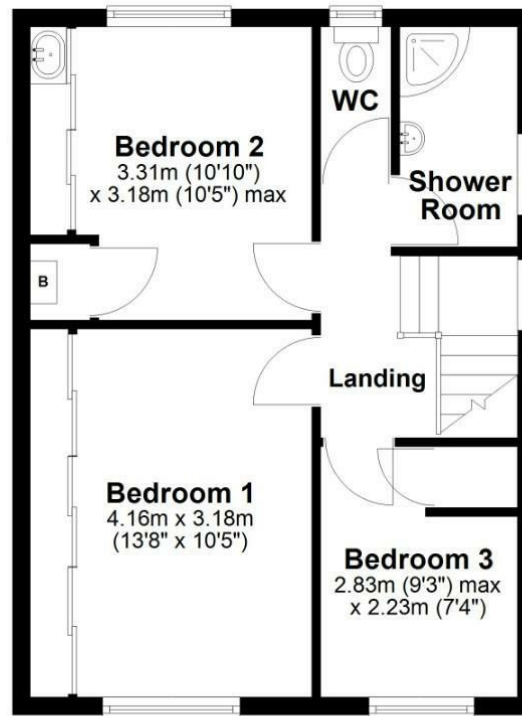
Ground Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 96.6 sq. metres (1039.6 sq. feet)

The shower room has been fitted with a 2-piece white suite comprising; a corner shower cubicle with a thermostatic shower and a wash-hand basin set within a vanity unit. The shower room further benefits from tiled flooring, tiled walls, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation. The cloakroom has been fitted with a WC and further benefits from tile flooring, tiled walls and an obscure uPVC double glazed window to the rear elevation.

Garden & Grounds

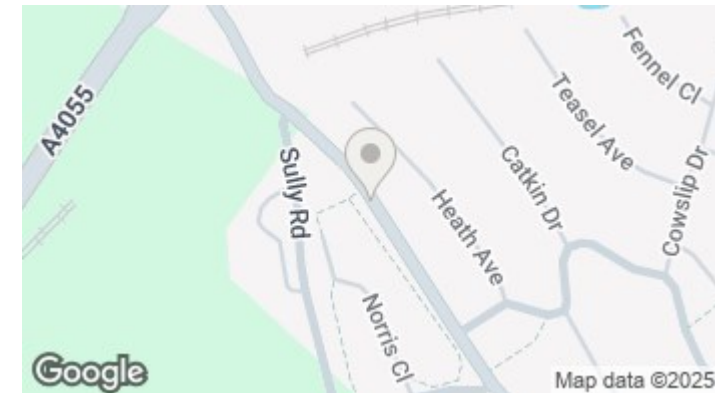
1 Norris Close enjoys a beautifully landscaped front garden predominantly laid with artificial lawn and slate chippings with a variety of mature shrubs and borders. The beautifully landscaped South-West facing rear garden is predominantly laid with artificial lawn with a variety of mature shrubs, borders and trees. A patio area provides ample space for outdoor entertaining and dining. The property further benefits from a driveway providing off-road parking for one vehicle beyond which is a detached single garage, accessed from the rear of the property.

Additional Information

All mains services connected.

Freehold.

Council tax band 'E'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	70	
(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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