



Althorp Drive, Penarth, The Vale Of Glamorgan. CF64 5FF

£429,000



Daniel Matthew Estate Agents  
14 High Street, Barry. CF62 7EA  
01446 502 806

DanielMatthew  
ESTATE AGENTS



## Althorp Drive, Penarth, The Vale Of Glamorgan. CF64 5FF £429,000

Daniel Matthew Estate Agents are pleased to offer for sale this immaculate three bedroom detached family home, situated in a desirable location of Penarth, close to the Railway Path, Cliff Walk and Cosmeston Lakes Country Park. The property comprises to the groundfloor, hallway, open plan lounge/diner, kitchen and conservatory. To the first floor three bedrooms and family bathroom. Further benefits are front, side and rear garden, driveway, single detached garage, great public transport links and great school catchment. Viewing's are highly recommended, please call our team on 01446 502806

## Hallway

Enter via a grey composite door into hallway, UPVC double glazed window to side aspect, artexed ceiling, plastered walls, wood effect karndean flooring, stairs leading to first floor, storage cupboard located under stairs, wall mounted electric consumer unit, doors leading into;-

## Lounge/Diner (19' 01" x 11' 05") or (5.82m x 3.48m)

UPVC double glazed window to front aspect, UPVC double glazed sliding doors leading into conservatory, archway leading into kitchen, artexed ceiling, plastered walls, continuation of wood effect karndean flooring, two radiators.

## Kitchen (11' 05" x 9' 0") or (3.48m x 2.74m)

Wooden window to rear aspect, wooden door leading to conservatory, plastered ceiling, plastered walls, continuation of wood effect Karndean flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, Neff electric oven with four ring electric hob, newly fitted extractor fan, space for fridge/freezer, integrated dishwasher and washer/dryer.

## Conservatory (16' 09" x 8' 08") or (5.11m x 2.64m)

Half brick wall, UPVC patio doors leading to enclosed rear garden.

## Landing

Artexed ceiling, plastered walls, fitted carpet, loft access, doors leading into;-

## Bathroom

UPVC double glazed obscured window to rear aspect, plastered ceiling with extractor fan, plastered walls, tiled splashback, wood effect karndean flooring with underfloor heating, three piece suite comprising low level WC, floating wash hand basin with mixer set inset into vanity unit, tiled bath with over head mains and mixer tap.

## Bedroom One (11' 04" x 8' 03") or (3.45m x 2.51m)

UPVC double glazed window to rear aspect, artexed ceiling, plastered walls, fitted carpet, radiator.

## Bedroom Two (11' 03" x 8' 05") or (3.43m x 2.57m)

UPVC double glazed window to front aspect, artexed ceiling, plastered walls, fitted carpet, radiator.

## Bedroom Three (8' 02" x 6' 0") or (2.49m x 1.83m)

Room is currently being used as a walk in wardrobe, UPVC double glazed window to front aspect, artexed ceiling, plastered walls, fitted carpet, radiator.

## Outside

Front Garden - Paved driveway for several vehicles, double gate leading into rear garden and access to detached single garage.

Rear Garden - A large garden which has plenty of space for a family and an ideal garden for hosting for family/friends, large laid to lawn area, paved driveway leading to detached single garage, fenced boundaries, mature shrubs and borders.

## Garage

Electric up and over door, ideal for parking a car or using as additional storage.

## Services

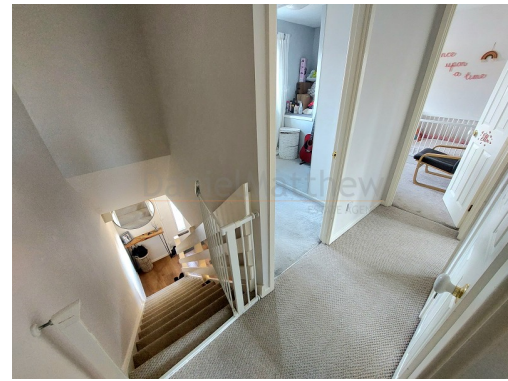
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

## Tenure

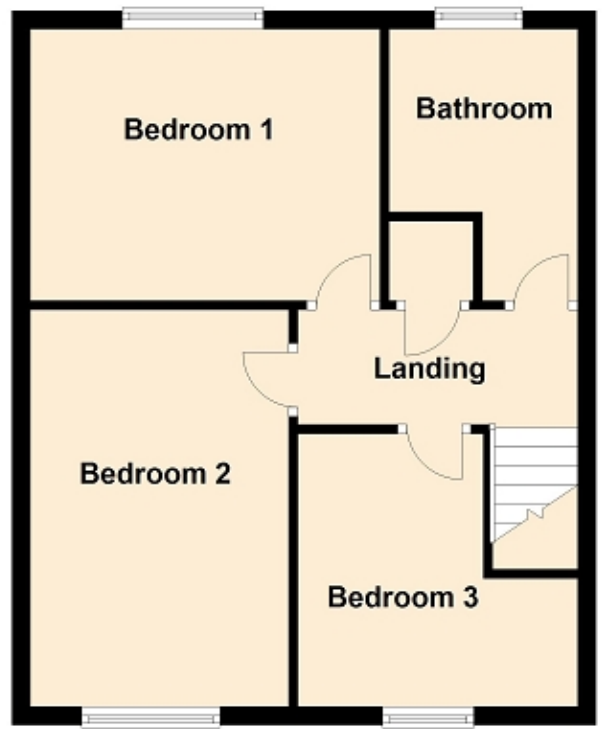
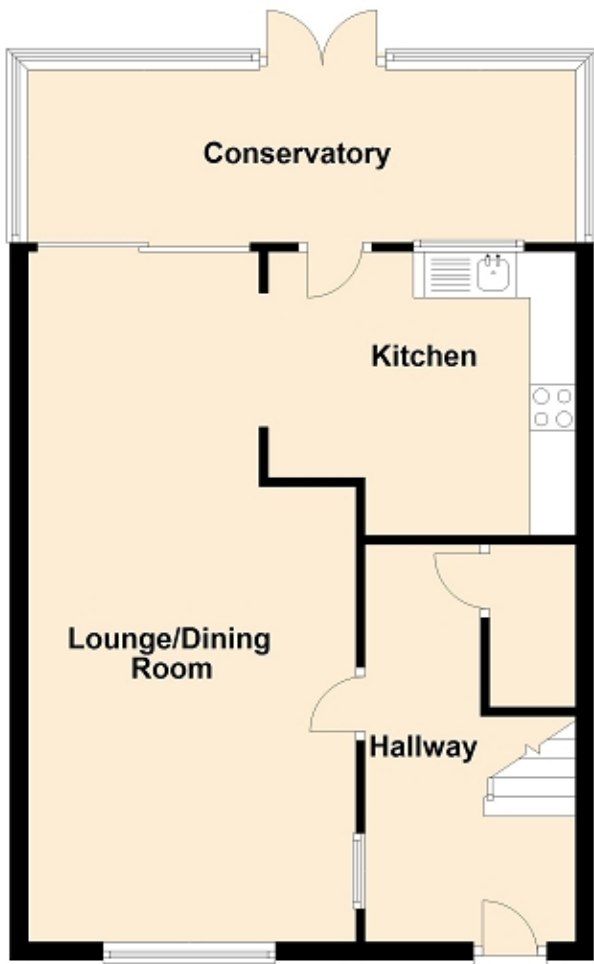
The resale tenure for this property is Freehold


## Council Tax

The council tax for this property is band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Daniel Matthew Estate Agents  
 14 High Street  
 Barry  
 CF62 7EA  
 01446 502 806  
 barry@danielmatthew.co.uk

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.