



8 Church Avenue, Penarth

£650,000

Priory Estates are delighted to offer to the market a newly refurbished end of terrace property situated on a large plot within the popular town of Penarth in the Vale of Glamorgan. This beautifully presented deceptively spacious family home has over 2,600 sq ft of living space and benefits from a newly fitted roof, replacement boiler, new kitchen and bathroom and reskimmed interior walls and ceilings. The living accommodation briefly comprises; entrance porch, hallway, sitting room, lounge, study/bedroom, shower room, dining room, fitted kitchen with integrated appliances, office, five bedrooms and family bathroom. With lawn gardens to three sides including spacious decked and paved patios and increased parking to the rear. The property is located in the catchment of Albert Road Primary with feeder through to Stanwell Secondary School.

Viewings on this property are highly recommended to fully appreciate.



8 Church Avenue, Penarth

Ground Floor

Entrance Hallway

Fitted matting porch leading to Entrance Hallway. Fitted carpet. Doors leading to Sitting Room and Lounge.

Lounge 15'3" into bay x 14'11" (4.65m into bay x 4.55m)

Original coving and picture rail. Large box window to front. Period fireplace with tiled heart. Fitted carpet. Electrical sockets.

Sitting Room 22'6" into bay x 11'1" (6.86m into bay x 3.38m)

Original coving and picture rail. Bay window to side. Period fireplace. Electrical sockets. Television point. Telephone point. Fitted carpet. Stairs rising to first floor landing and stairs ascending to lower ground floor.

Study/Bedroom Five 11'3" x 10'7" (3.43m x 3.23m)

Window to rear. Glass door with glazed side panels to a Juliet balcony overlooking the side garden. Shelves recess. Concealed combination boiler. Electrical sockets. Fitted carpet.

Shower Room

Newly fitted white contemporary suite comprising a walk in triple shower enclosure with glass divide and over head shower and additional hand shower attachment, vanity wash hand basin with storage and concealed close coupled WC with soft close seat. Heated chrome towel rail. Extractor fan. Recessed spot lights. Window to side. Fully tiled walls and floor.

Lower Ground Floor

Dining Room 21'7" into bay x 9'11" (6.58m into bay x 3.02m)

Recessed spot lights. Window to side. Door leading into the rear garden. Electrical sockets. Generous built in cupboard. Porcelain tiled flooring.

Kitchen 13'11" x 10'4" (4.24m x 3.15m)

Continuation of porcelain tiled flooring. Fitted contemporary kitchen in white high gloss with soft close fittings and complimentary work top surfaces and upstand. Inset one and a half bowl stainless steel sink and drainer unit. Built in plinth LED lighting and underlighting. Integrated appliances to include dishwasher, washing machine and wine chiller. Two fan assisted ovens with five ring induction ceramic hob over with double width cooker hood and glass splash back. American style fridge/freezer to remain. Recessed spot lights. Window to side. Sliding patio doors leading to rear garden with patio. Electrical sockets. Fan plinth heater.

Office 13'2" x 9'2" (4.01m x 2.79m)

Window to front. Electrical sockets. Fitted carpet.

First Floor

Landing

Access to three bedrooms and family bathroom. Fitted carpet with carpeted stairs rising to second floor. Electrical socket.

Bedroom Two 18'11" x 11'3" (5.77m x 3.43m)

Coved ceiling. Window to front elevation with further window to side elevation. Electrical sockets. Telephone point. Fitted carpet.

Bedroom Three 12'11" x 11'2" (3.94m x 3.40m)

Coved ceiling. Two windows to side elevation. Electrical sockets. Fitted carpet.

Bathroom

Newly fitted white contemporary suite comprising a tile panel bath with shower attachment, vanity wash hand basin with close coupled WC with soft close seat. Chrome heated towel rail. Extractor fan. Two windows to side elevation. Recessed spot lights. Tiled surround and floor.

Second Floor

Landing

Velux roof window. Direct access to Master Bedroom. Fitted carpet.

Master Bedroom 19'7" x 19'10" (5.97m x 6.05m)

Spacious master bedroom with continuation of fitted carpet. Gabled ceiling with recessed spot lights. Window to side elevation and further velux window to front elevation. Electrical sockets.

Bedroom Four 15'9" x 10'10" (4.80m x 3.30m)

Velux window to side elevation. Electrical sockets. Fitted carpet.

Gardens

Front Garden

Boundary wall and path to front door. Lawn sweeping to the side garden and through to the rear.

Rear Garden

Central decked patio and balustrade. Steps leading to side lawn and large paved patio area. Rear lane access providing off road parking for three vehicles. Exterior lighting. Outside water tap. Two attached store sheds.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		