



£318,000

Pill Street, Penarth

Terraced House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- IMMACULATELY PRESENTED
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- THREE GENEROUS BEDROOMS
- CONVERTED GARAGE/HOME OFFICE
- PRIME LOCATION
- ABOVE AVERAGE ENERGY PERFORMANCE RATING

Main Particulars

Botham Williams are proud to present this immaculately decorated 3 bed terraced property in the sought after suburb of Penarth. This property is within walking distance of Penarth town centre as well the picturesque Penarth Marina. With less than a 5 minute walk to Cogan train station and bus links in to Cardiff and Barry this is the perfect location to explore all that the area has to offer.

This property is equipped to handle those of us who are now working from home, with a home office/studio located in the purpose built garage at the end of the garden.

Every effort has been made to ensure this property has an above average energy performance rating, including solar thermal panels linked to a store, which is a low or zero carbon energy source.

In 2010 the property was completely renovated, encompassing a rewire, new central heating system, new plumbing, new flooring, fully brought up to modern insulation standards, all new internal carpentry and UPVC windows and doors. Fully regularised loft conversion and signed off by building control to be a habitable space (bedroom).

Briefly comprising of an entranceway leading into living room, WC, modern kitchen/diner with double UPVC doors leading in to the rear enclosed garden. At the end of the garden you will find the converted garage/office space with working utilities and rear lane access. To the first floor, bathroom and storage cupboard and two bedrooms. The second floor has a third bedroom.

Council Tax Band D and catchment for the excellent Cogan Primary School.

Entrance

Enclosed entranceway which allows space for coats. Glass panelled door leading to house.

Living room

Oak flooring, 2 x UPVC windows, electrical sockets, inset storage, wall mounted radiator, electric log burner.

WC

Moduleo Luxury Vinyl Tile stone effect flooring, WC, hand wash basin with tap.

Kitchen

Matching wall and base units with complementary oak effect laminate worktops, shelving, breakfast bar. UPVC obscured window to the side elevation. Electric hob and fan assisted oven, extractor fan, tiled splashback. Inset sink, pull out flex tap, Moduleo Luxury Vinyl Tile stone effect flooring flowing through to the dining area. Light fixture on ceiling.

Dining area

Space for fridge freezer and dining table, spot lights in ceiling, wall mounted radiator, electrical sockets, uPVC single door to the left and double UPVC doors leading to rear enclosed garden.

First Floor

Bathroom

Generous family bathroom, with separate plumbed in shower, WC, bath, wall mounted sink with storage unit, spotlights in ceiling. Tiled floor and wall to rear elevation, UPVC window to side elevation.

First Floor Landing

Carpet flooring with steps and doors leading to the master bedroom, and bedroom two and leading to staircase to access bedroom three.

Master bedroom

Two UPVC windows to front elevation, space for wardrobes and vanity unit. Light fitting on ceiling, carpet flooring, papered walls to front and side elevation, electrical sockets,

Bedroom Two

Wall mounted radiator, carpet flooring, UPVC window to rear elevation, space for double bed, wardrobe and chest of drawers. Light fitting to ceiling.

Second Floor Landing

Carpet flooring on staircase to second floor. Plastered walls and door leading to bedroom three.

Bedroom Three

Space for double bed, carpet flooring, vaulted ceiling, Velux window, spotlights in ceiling, electrical sockets.

Rear

An enclosed rear garden with decking area leading out to purpose build garage/home office.

Garage

Purpose built garage/home office with working utilities, garage door, rear lane access, UPVC windows, upstairs area with sink, bathroom, CCTV and alarm system fitted.

Floor plans are not to scale and are for illustrative purposes only. Measurements, floor areas and orientations are approximate and all parties must rely upon their own inspections.



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