

Erw'r Delyn Close

PENARTH, CF64 2TU

GUIDE PRICE £550,000

**Hern &
Crabtree**



Erw'r Delyn Close

A spacious and very well loved detached family home situated in a small cul de sac, minutes away from Penarth town centre and close to Cosmeston lakes, schools and parks. This is a wonderful location for families and commuters alike!

This substantial four bedroom property occupies a generous plot with ample parking, enclosed southerly facing garden and additional outside space provided by wrap around balcony. The property has recently been modernised, providing a good space, bespoke features and further potential - which can only be viewed by an internal viewing,

The accommodation comprises: Porch, reception hall, an open plan lounge/ dining room, kitchen, utility room, cloakroom, garden room, integral double garage, landing, four bedrooms with master bedroom having access to the balcony and a well designed family bathroom.

To the front of the property is a driveway leading to the garage and to the front and rear are lovely mature gardens.



1763.00 sq ft

Entrance porch

The property is entered through double glazed panelled door with matching side window to a useful entrance porch. Radiator. Tiled flooring. Double doors open up to a cloaks cupboard with hanging rail. Coving to the ceiling. Glass panelled door to:

Reception hall

Staircase rising to the first floor with newel posts and spindles. Panelled radiator. Coving to the ceiling. Smoke detector.

Lounge / dining room

26'9" x 12' 3 max

A dual aspect room, which is both light and spacious. Double glazed window to the front elevation with aspect to the garden. Two panelled radiators. Two ceiling light points. Wired for wall lights. Decorative wrought iron divide. Double glazed window to the rear elevation with aspect to the garden. Glass panelled door to:

Kitchen

11'8" max x 9' max

A range of matching wall and base units with cupboards and drawers offering storage facilities and complementary work surfaces over. Tiled splashbacks. Inset stainless steel sink drainer unit with mixer taps over. Integrated ceramic electric hob. Built in oven and grill. Radiator. Double glazed window to the rear elevation with aspect to the garden. Door to understairs storage cupboard. Door to:

Utility room

11'2" x 5'6"

Double glazed window to the rear elevation. Base unit with stainless steel sink drainer. Space for washing machine and fridge freezer. Coving to the ceiling. Integral access to the garage. Glass panelled door to:

Cloakroom

W/C and wash hand basin. Double glazed window to the side elevation.

Integral garage

15' x 16'8" max

Gas central heating boiler.

Garden room

13'11" x 7'6"

With open aspect to the generous garden. This light, garden room has floor to ceiling windows with sliding patio doors giving access to the garden. Power points. Wall lights. Stone tiled floor.

Landing

Access to the loft space. Door to airing cupboard. Doors to bedrooms and bathroom.

Bedroom one

8'11" max x 17'9" max

A light and spacious principle bedroom with double glazed door leading out to a wonderful balcony with field views. Double glazed window to the front elevation. Coving to the ceiling. Two radiators. Door to a walk in storage area with strip lighting and radiator (17'8" max x 5'8" max)

Bedroom two

13'4" x 9'7"

Double glazed window to the front elevation. Coving to the ceiling. Built in wardrobes offering good storage facilities. Radiator.

Bedroom three

8'4" x 9'9"

Double glazed window to the rear elevation with aspect to the garden. Built in wardrobes. Radiator. Coving to the ceiling.

Bedroom four

8'6" max x 9'7" max narrowing to 5'6"

Double glazed window to the front elevation Radiator. Built in cupboard. Coving to the ceiling.

Bathroom

8' x 6'5"

A fully fitted bathroom with a three piece suite in white comprising: jacuzzi bath with shower over, wash hand basin and WC. Fitted storage cabinets. Double glazed obscure window. Vertical radiator. Walls are tiled.

Outside front

To the front of the property is a block paved driveway providing excellent off road parking facilities with access to

the integral garage. Side access to the rear garden. Garden to the front with hedging.

Outside rear

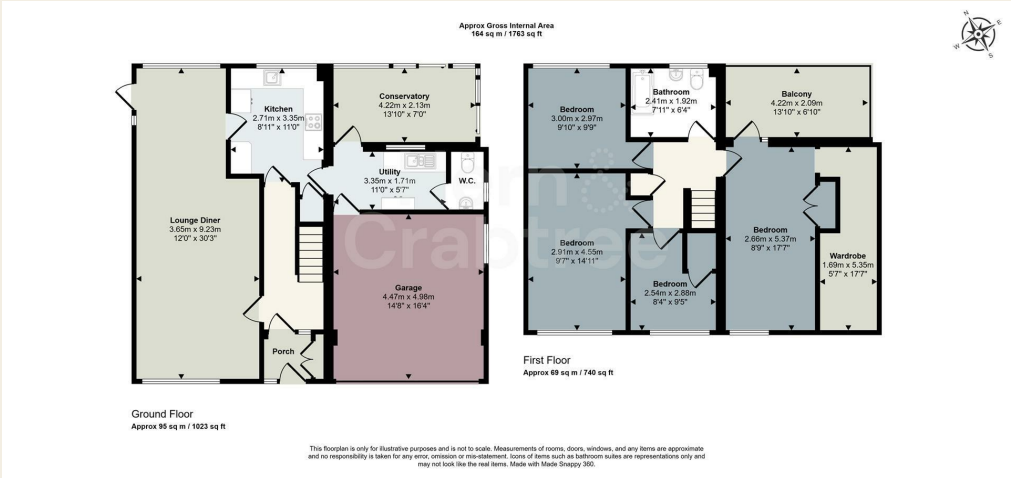
The rear garden is of good size and laid mainly to lawn and enclosed by hedging. Timber frame storage shed. Garden pond. Are laid to stone chippings.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(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



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