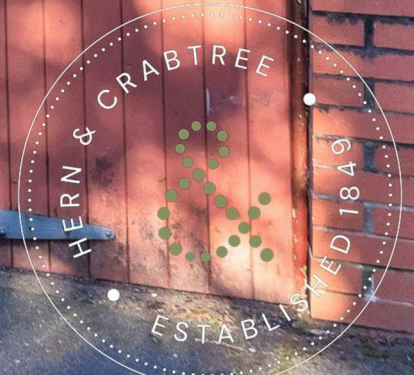


# Castle Avenue

PENARTH, CF64 3QS

GUIDE PRICE £275,000

Hern &  
Crabtree





# Castle Avenue

A semi detached property offered for sale with no onward chain.

Situated in a very popular location with catchments for Evenlode and Stanwell schools and within easy reach of the M4, Cardiff city centre and Vale of Glamorgan.

The property requires some upgrading but offers huge scope to extend or reconfigure. The accommodation comprises: porch, hallway, lobby, cloakroom, spacious living room, kitchen/dining to ground floor and conservatory. Upstairs are three bedrooms, bathroom with separate WC.

There is a good size front garden with driveway providing off road parking for multiple vehicles and a generous rear garden.



**Porch**

Double glazed panelled front door to the porch. Double glazed windows to the front and side elevations. Door to:

**Hallway**

Staircase rising to the first floor. Tiled flooring. Wall mounted electric heater. Access to the lounge, kitchen/diner and lobby, which in turn leads to the ground floor cloakroom.

**Lounge**

10'5" x 17'10"

Window to the front elevation. Window to the rear elevation with aspect to the garden. Single panelled radiators. Wall mounted gas central heating fire. Stripped wooden floorboards.

**Inner lobby**

3'9" x 7'10"

Walls are part tiled. Fitted base unit with storage cupboard. Double glazed window to the front elevation. Panelled radiator. Tiled flooring. Door to:

**Cloakroom**

7' x 2'4"

Low level WC. Walls are part tiled. Double glazed window to the side elevation.

**Kitchen/ diner**

10'4" x 14'7"

Window and door to the rear elevation giving access to the conservatory. Fitted base unit with sink drainer. Fitted wall cupboard. Shelving. Cupboards inset into alcove. Gas central heating boiler. Plumbing for washing machine.

**Conservatory**

8'11" x 6'8"

Windows to the side and rear elevations with aspect to the garden. Double glazed door to the side giving access to the garden.

**Bedroom one**

12'8" x 11'2"

Double glazed window to the front elevation. Radiator. Fitted wardrobe, shelving and cupboard. Stripped wooden floor boards.

**Bedroom two**

10'4" x 10'1"

Radiator. Stripped wooden floor boards. Double glazed window to the front elevation.

**Bedroom three**

10'5" x 7'9"

Radiator. Double glazed window to the rear elevation.

**Bathroom**

5'5" x 6'9"

A two piece suite comprising: bath with electric shower over and pedestal wash hand basin. Radiator. Double glazed obscure window to the rear.

**Cloakroom**

5' x 2'8"

WC. Walls are part tiled. Obscure glazed window to the rear elevation.

**Outside front**

To the front of the property is a driveway for parking. Side access to the garden. Lawned garden.

**Garden**

The rear garden has a patio area, low brick walling with fencing. Garden shed.

**Disclaimer**

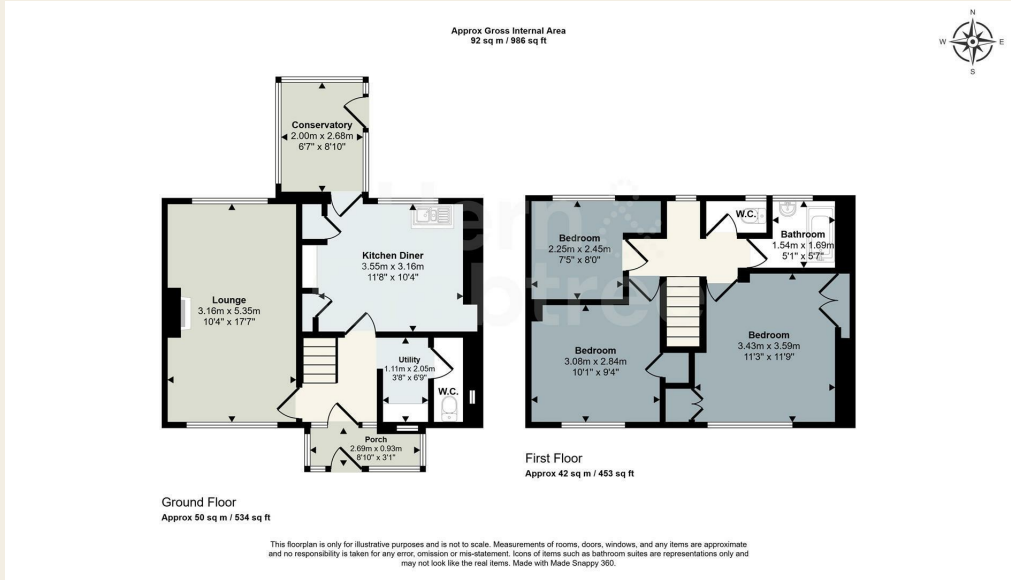
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(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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