

6 Handel Close

Penarth, Vale Of Glamorgan, CF64 3QP



A modern and extended semi-detached property, recently renovated and situated in a small cul-de-sac. Offering spacious accommodation comprising entrance hall, lounge, dining room, kitchen and cloakroom on the ground floor along with three bedrooms and a bathroom above. The enclosed rear garden backs onto the Old Penarthians rugby ground and there is off road parking to the front. Conveniently situated for schools, public transport, sports clubs and local shops. EPC: D.

**David
Baker & Co.**
Estate Agents & Chartered Surveyors
Est. Penarth 1969.



£320,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Entrance Porch

Extended to create a larger, most welcoming entrance hall with two double glazed full length windows with part double glazed front door. Two storage cupboards with fitted shelving. Central heating radiator. Power points. Slate floor.

Wet Room

Electric 'Mira' Shower. Low level wc. Vanity wash hand basin with fitted shelving. Heated towel rail. uPVC double glazed window to the side. Part tiled walls and Non slip flooring.

Lounge 17' 11" x 10' 8" max (5.47m x 3.24m max)

uPVC double glazed window to the front. Fitted log burner with slate hearth. Power points. TV aerial point. Central heating radiator. Fitted carpet. Opening through to:-

Sitting Room 17' 0" x 10' 0" (5.18m x 3.04m)

A light and bright room, with two uPVC double glazed doors and side panels leading out to the rear garden. Two Velux rooflights. Central heating radiator. Four wall lights. Power points. TV aerial point. Slate flooring. Opening through to:-

Kitchen 13' 4" max x 10' 5" max (4.07m max x 3.17m max)

Base units with wooden worktops and additional breakfast bar area. Tiled splashback. Stainless steel sink unit. Recess for dishwasher, fridge / freezer. Pantry cupboard with fitted shelving. Power points. Understairs cupboard. Cupboard containing the gas central heating boiler. Central heating radiator. Tiled floor.

First Floor

Landing

uPVC double glazed window with views out across old penarthians rugby grounds. Power points. Coved ceiling. Access hatch to loft. Fitted carpet.

Bedroom 1 12' 3" max x 11' 2" max (3.73m max x 3.41m max)

uPVC double glazed window to the front. Two built in wardrobes. Central heating radiator. Power points. Fitted carpet.

Bedroom 2 11' 7" max x 10' 8" max (3.53m max x 3.24m max)

uPVC double glazed window to the front. Central heating radiator. TV aerial point. Power points. Built in cupboard. Fitted carpet.

Bedroom 3 7' 8" x 8' 2" (2.33m x 2.48m)

uPVC double glazed window with views out across old penarthians rugby grounds. TV aerial point. Power points. Built in cupboard. Central heating radiator. Fitted carpet.

Bathroom

Modern suite comprising low level wc. Tiled bath. Pedestal wash hand basin. Separate shower cubicle with fitted shower. Extractor fan. Two uPVC double glazed windows. Heated towel rail. Part tiled walls and fully tiled floor.

Outside

Rear Garden

Private and enclosed garden with a large decked area with small paved area and pedestrian gate leading out into the old penarthians rugby grounds. Steps leading down to a lawn area with flower beds, mature shrubs and a raised area with stone chippings. Outside light, power points and water tap.

Front Garden

Partly laid to stone chippings, providing off road parking and leading down to the garage. Lawned area with raised flower beds and mature shrubs.

Garage 14' 1" approx x 17' 10" approx (4.29m approx x 5.43m approx)

Larger than average single garage with roller shutter door, power and lighting. Worktop with integrated stainless steel 1 1/2 sink unit. Plumbing for washing machine. uPVC double glazed window and door out to the rear garden.

Additional Information

Tenure

We have been informed that the property is Freehold.

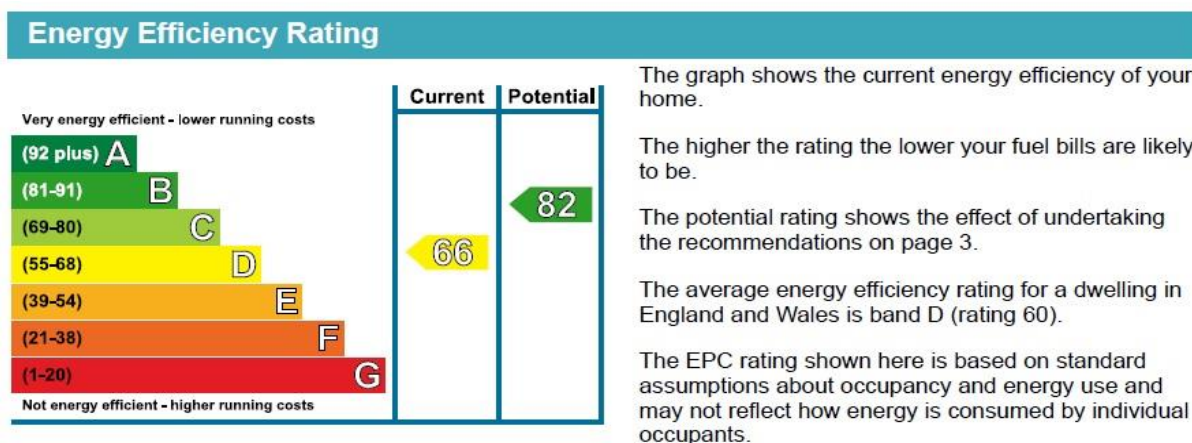
Council Tax Band

We have been informed that the council tax is Band E, which equates to £1,740.35 for the year 2017 / 2018.

Approximate Gross Internal Area

1,232 sq. ft. incl Garage / 114m2 incl Garage

Energy Performance Certificate



Floor Plan

