



22 Knowbury Avenue, Penarth CF64 5RX

**£725,000** Freehold

**pa** black



# 22 Knowbury Avenue, Penarth CF64 5RX

**Adjacent to the cliff top walks, in a sought after road of individually designed detached properties, an extended family home offering spacious and flexible accommodation whilst enjoying a westerly aspect to the large rear garden. It should be noted, the property is in the well regarded Evenlode Primary & the Stanwell High School catchment area.**

**The ground floor accommodation briefly comprises a purpose built entrance porch leading to the hallway, a cloakroom/wc, a sitting room, a spacious 21 ft lounge with a full length picture window overlooking the garden, a generous family/TV room, and a fitted kitchen/breakfast room with a separate utility room.**

**The first floor accommodation comprises a landing with storage built-in, a master bedroom with an en-suite shower room, 4 further double bedrooms, a single bedroom, a refitted family bathroom with a double width shower plus a separate shower room/wc. Features include double glazing and gas central heating.**

**The property has a good size frontage to allow off road parking for several vehicles, as well as an integral garage with electric door. The west facing rear garden has a large sun terrace for al-fresco dining and a large, level lawn with a kitchen garden to the side.**

## Location

The property is set in a road of individual properties adjacent to the cliff walk and conveniently located for the local schools - both private and state schools at all levels. The property is just a short drive away from the railway station and the town centre whilst Penarth itself offers a full range of amenities including a varied shopping centre, a renowned seafront esplanade and pier, beautiful parks, and some wonderful bars and restaurants for dining. Within the area there are also many sporting facilities such as golf courses, tennis clubs, sailing clubs, a leisure centre and numerous walks across the cliffs and coastal paths. Cardiff International Airport is approximately 30 minutes' drive away and Cardiff Bay is close to hand. There are excellent road links leading to Cardiff city centre as well as the M4 motorway.

## Ground Floor Accommodation

### Entrance Porch

A porch extension, entered via a double glazed front door and with a double glazed window to the front aspect. Radiator. Slate effect tiled flooring. Inner double glazed door to:-

### Hall

From the hall a half turn staircase provides access to the first floor landing. Radiator. Wood block flooring. Doors to the cloakroom, sitting room and kitchen.





### Cloakroom/wc

A modern white suite comprises a toilet with a concealed cistern and a wall mounted wash hand basin. Ceramic tiled floor and splash areas. Radiator. Double glazed window.

### Sitting Room

**.15' 11" x 11' 1" ( 4.85m x 3.38m )**

The sitting room has a double glazed picture window facing the front garden, and the focal point of the room is the chimney breast with the recessed tiled hearth. Wood block flooring. Radiator. Coving to the ceiling. Glazed and panelled double doors provide access to the lounge.

### Lounge / Dining Room

**21' 8" x 11' 2" max. ( 6.60m x 3.40m max. )**

A very generous reception room, well-lit by natural light from the full width and height double glazed window that overlooks the rear garden and from the second double glazed window to the side elevation. At the lounge end there's a wall mounted feature 'glowing pebbles' fire. Tall, modern radiator and another standard radiator. Wood laminate flooring. Door to:-



### Kitchen / Breakfast Room

**Irregular Shaped Room 21' 8" max. x 13' 7" max. ( 6.60m max. x 4.14m )**

Fitted with a comprehensive range of cream wall and base units incorporating glazed display cupboards and wood grain work surfaces with ceramic tiled splash areas. Inset sink and drainer with mixer taps. Multi-oven range cooker with a five burner gas hob and a glass and stainless steel canopy style extractor over. Built-in dishwasher. Walk-in storage cupboard. Radiator. Tiled flooring. Double glazed window and door to the rear sun terrace and garden. Doors to the family room and utility room.

### Family Room

**15' 8" x 11' 1" ( 4.78m x 3.38m )**

A very useful third reception room with double glazed French doors and windows overlooking the large rear garden. Wood laminate flooring. Radiator.



### Utility Room

**12' 4" x 7' 3" ( 3.76m x 2.21m )**

A large utility room which is fitted with a range of wall and base units to two walls and incorporating work surfaces and a stainless steel sink and drainer. Plumbing for a washing machine. Space for a tumble dryer. Additional 'fold down' work surface. Radiator. Window to the family room and internal door to the garage.

### First Floor Accommodation

#### Landing

Lit by natural light from a high level Velux roof-light window, the landing also has very a large storage unit with sliding doors. Built-in airing cupboard housing the central heating boiler, and further built-in storage cupboard. Loft access.



### Master Bedroom

**Irregular Shaped Room 14' 6" x 10' 5" ( 4.42m x 3.17m)**

A generously proportioned master bedroom with double glazed French doors to a Juliet balcony overlooking the garden to the rear. Exposed pine flooring. Radiator. To one wall there are fitted wardrobes with sliding doors. Door to:-

### En-Suite

Refitted with a modern white suite comprising a close coupled wc, a wash hand basin set a vanity unit, and a double width shower enclosure fitted with a thermostatic shower. Ceramic tiled floor and splash areas. Ventilation extractor and inset lighting to the ceiling. Double glazed window.

### Bedroom Two

**12' 1" extending to 13' 4" max. x 10' 6" ( 3.68m extending to 4.06m max. x 3.20m )**

A double size bedroom with a double glazed picture window to the rear aspect. Exposed pine flooring. Radiator.



### Bedroom Three

**15' 7" x 9' 9" ( 4.75m x 2.97m )**

A double glazed window overlooks the garden to the rear. Built-in double door wardrobes. Radiator.

### Bedroom Four

**12' 2" x 10' 4" ( 3.71m x 3.15m )**

The fourth double bedroom has a double glazed window facing the front garden. Radiator.

### Bedroom Five

**13' 4" x 9' 9" to wardrobes ( 4.06m x 2.97m to wardrobes )**

Another double size bedroom, which has a built-in double wardrobe with sliding doors. Radiator. Double glazed window to the front aspect.

### Bedroom Six

**11' max. x 7' 6" max. ( 3.35m max. x 2.29m max. )**

A single size bedroom, currently used as a study and with a double glazed window to the front. Built-in storage cupboard. Radiator.



### Family Bathroom

**8' 11" x 6' 7" ( 2.72m x 2.01m )**

A modern white suite comprises panelled bath with mixer tap and shower head, a close coupled wc, a wash hand basin and a double width shower enclosure fitted with a thermostatic shower. Heated chrome towel rail. Ceramic tiled splash areas and floor. Inset lighting and a high level Velux roof-light window. Ventilation extractor.

### Shower Room/wc

A modern white suite comprises a close coupled wc, a pedestal wash hand basin and a double width shower enclosure fitted with an electric shower. Heated chrome towel rail. Ceramic tiled splash areas and floor. Inset lighting and a high level Velux roof-light window. Ventilation extractor.



### **Gardens**

The generous frontage has walled boundaries and has been laid to gravel to provide off road parking for numerous vehicles and access to the integral garage. The large rear garden enjoys a west facing aspect and there is a full width sun terrace to take full advantage of this sunny position. The sun terrace leads to a lawned garden which is planted with mature shrubs and trees and has fenced boundaries. To one side is a productive kitchen garden and a greenhouse.

### **Garage.**

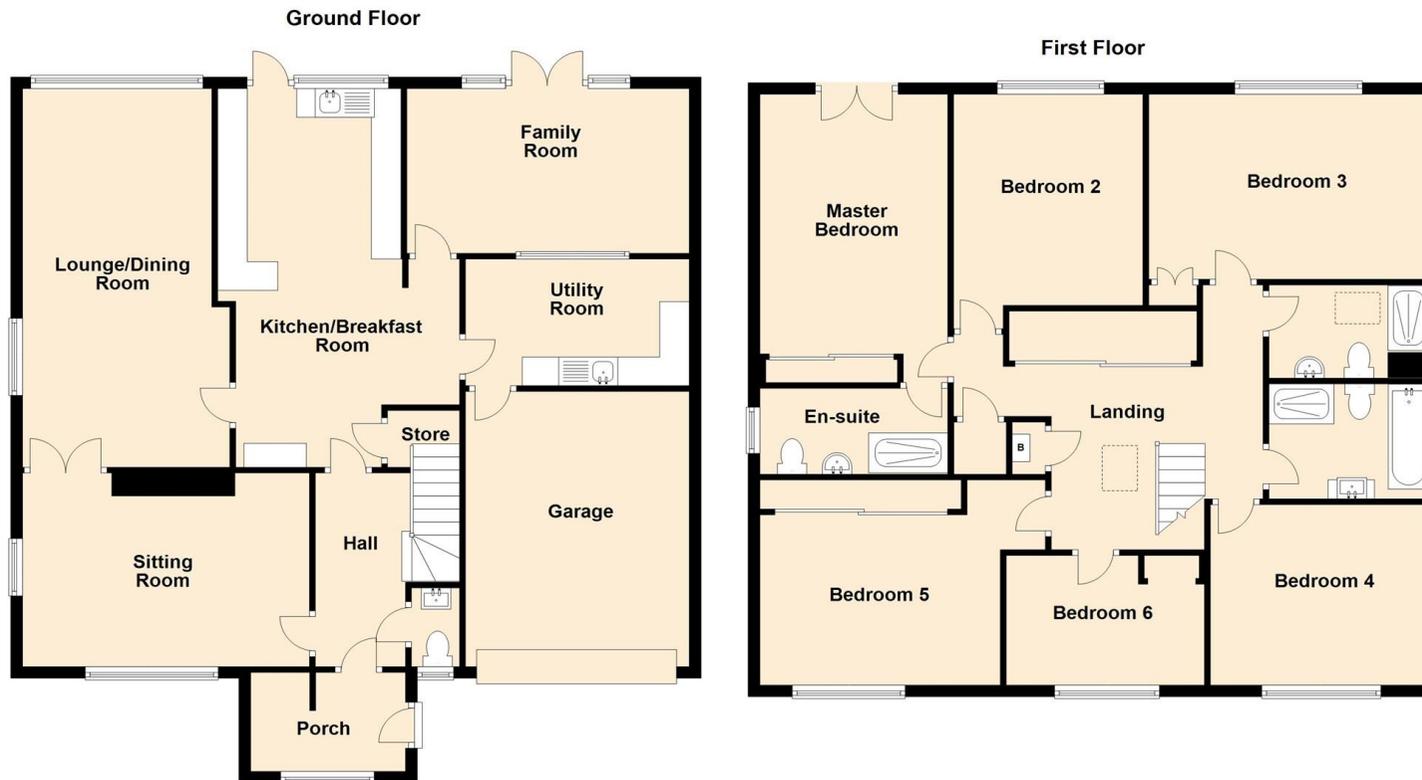
Entered from the drive by an electrically powered and remote operated door. Power and light.

### **Disclosure of Interest**

Please note that the sellers of this property are related to an employee of Peter Alan Ltd/PABlack







This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.  
Plan produced using PlanUp.

Office: 3 Windsor Road, Penarth, Vale of Glamorgan, CF64 1JB

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Property Ref: PTH302215 - 0010



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