



19 Chantry Rise
Penarth, Vale Of Glamorgan, CF64 5RS

Watts
& Morgan



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OIEO £750,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Watts & Morgan are delighted to present to market this spacious, five bedroom detached family home occupying a spacious plot enjoying spectacular elevated views over Penarth, Glamorgan Golf Course and the Bristol Channel. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance porch, hallway, sitting room, kitchen/breakfast room, utility room, store room, three double bedrooms, a family bathroom and a shower room. First floor landing, a spectacular master bedroom enjoying superb views and a private roof terrace, a fifth bedroom and a shower room. Externally the property enjoys a tarmac driveway providing parking for several vehicles beyond which is a single garage and beautifully landscaped front and rear gardens. Being sold with no onward chain. EPC Rating: 'C'.

Directions

Penarth Town Centre – 1.3 miles

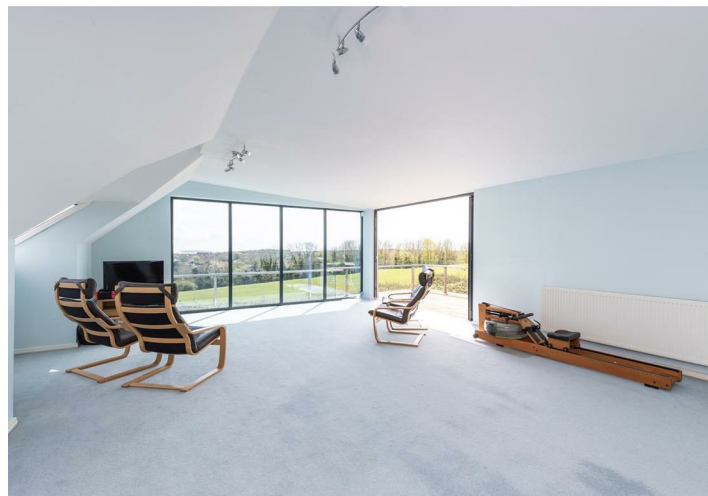
Cardiff City Centre – 4.8 miles

M4 Motorway – 10.9 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a hardwood glazed door into the porch which benefits from carpeted flooring. A second hardwood obscured glazed door with obscured glazed side panel leads into a welcoming hallway which benefits from carpeted flooring, a carpeted staircase leading to the first floor accommodation, a large understairs storage cupboard, a wall mounted alarm panel and a second recessed storage cupboard.

The dual aspect lounge enjoys a central feature, exposed brick chimney breast, carpeted flooring, a uPVC double glazed window to the front and side elevation with aluminium sliding doors providing access onto a private patio area.

Bedroom five enjoys carpeted flooring, uPVC double glazed windows to the front, side and rear elevations and a recessed storage cupboard.

The downstairs shower room has been fitted with a 3-piece white suite comprising: a corner shower cubicle with a thermostatic shower over, a wash-hand basin and WC set within vanity unit. The shower room further benefits from vinyl flooring, a recessed storage cupboard housing the 'Worcester' boiler, an obscured uPVC double glazed window to the side elevation and an obscured wooden door providing access to the rear garden.

Bedroom two enjoys carpeted flooring, fitted shelving units and uPVC double glazed window to the front and side elevation enjoying elevated views over Penarth and the Bristol Channel and uPVC double glazed window to the side elevation.

Bedroom three is another spacious double bedroom which benefits from carpeted flooring and a uPVC double glazed windows to the front elevation.

The store room is a versatile space which enjoys vinyl laminate wood effect flooring, a fitted storage unit and a uPVC double glazed window to the rear elevation.

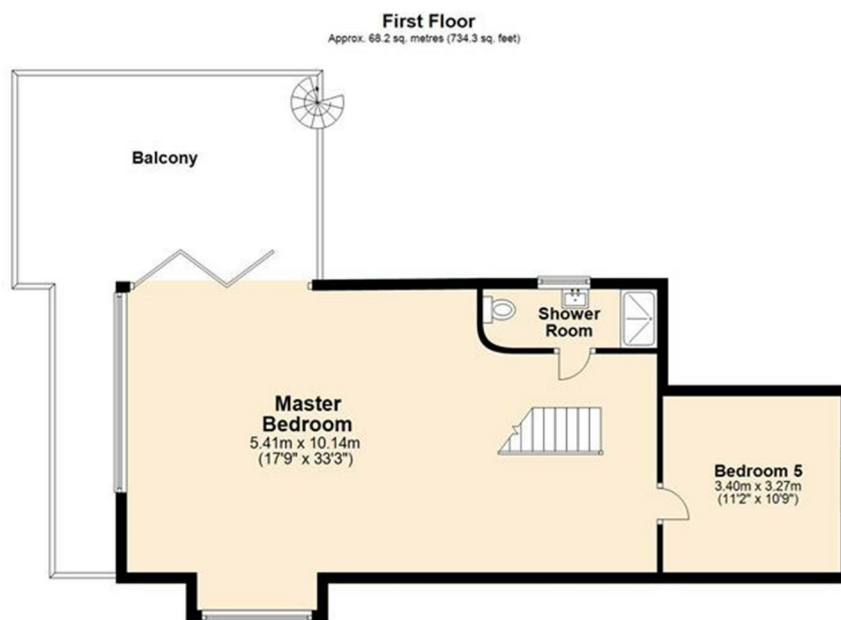
The family bathroom located on the ground floor has been fitted with a 4-piece white suite comprising: a panelled bath, a glass corner shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring and an obscured uPVC double glazed window to the rear elevation.

The kitchen has been fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include: a Rangemaster cooker with an extractor hood over, an undercounter fridge and a dishwasher. The kitchen further benefits from a Belfast sink, tiled splashback and tiled flooring.

The dining room enjoys continuation of tiled flooring and uPVC double glazed windows to all sides with uPVC glazed French doors providing access to the rear garden.

The utility room has been fitted with a range of base units with laminate work surfaces. Space and plumbing has been





Total area: approx. 239.2 sq. metres (2574.4 sq. feet)

Plan produced by Watts & Morgan LLP
Plan produced using PlanUp.

First Floor

The spectacular master bedroom enjoys wall to ceiling uPVC double glazed windows to the rear and side elevations providing panoramic, elevated views over Glamorgan Golf Course, sea views and the Bristol Channel and uPVC double glazed windows to the front elevation enjoying elevated views over Penarth. Bi-fold doors provide access onto a private decked roof terrace with a spiral staircase providing access to the rear garden. The master bedroom further benefits from carpeted flooring, recessed storage cupboard and eaves storage.

Bedroom five enjoys carpeted flooring, a door provide access into eaves storage, a loft hatch providing access into loft space and a uPVC double glazed window to the side elevation. The shower room has been fitted with a 3-piece white suite comprising: a glass shower cubicle with a thermostatic shower over, a wash-hand basin set within vanity unit and a WC. The shower room further benefits from tiled flooring with underfloor heating, partially tiled splashback, chrome wall mounted radiator and a uPVC double glazed window to the rear elevation.

Garden & Grounds

19 Chantry Rise is approached off the road onto a private tarmac driveway providing parking for several vehicles beyond which is a single garage. The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. The beautifully landscaped rear garden is predominantly laid to lawn and enjoys a variety of mature trees, shrubs and borders. The rear garden further benefits from a treehouse and a large private patio area and roof terrace providing ample space for outdoor entertaining and dining.

Additional Information

All mains services connected.

Freehold.

The property benefits from solar panels which is are on a X tariff with approximately X years remaining and generating a saving of approx. £X per annum.

The property also benefits from a rainwater harvester.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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