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13 Carys Close, Penarth, CF64 3RD

£650,000

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A truly superb fully refurbished three-bedroom detached bungalow built circa 1970 with cavity elevations externally finished in whitened terylene render all beneath a new 2024 pitched slate roof.

This unique property has been totally improved and redesigned between 2024 and 2025 by the current owners including new 2024 replacement PVC double glazed windows, a full new re-wire, newly plastered walls and ceilings throughout, luxury vinyl flooring, multiple new ceiling spotlights and stylish chrome finished light switches and power points throughout the living space.

The well planned and redesigned accommodation comprises an entrance hall with a composite front door and luxury vinyl flooring in herringbone style leading to all principal rooms including a stunning 25 ft open plan kitchen and dining room with ample space for a dining table and separate sofa.

This amazing social space is equipped with brand new 2024/2025 floor and eye level units with panel fronts and slim line brass handles and a full range of integrated appliances together with a walk-in modern pantry unit. New bi-folding aluminium double glazed doors lead from this stunning space on to a totally zero maintenance fully private and enclosed level rear garden.

There are three bedrooms the master benefiting from a new 2024 ensuite shower room whilst a special feature is the luxury family bathroom 11 ft in length with porcelain tiled walls and brushed brass fittings. Outside there is a newly laid compressed resin entrance drive leading to a substantial garage with new up and over door, fully rewired with new consumer unit, and a new roof.

Additional features include a totally new gas heating system with panel radiators and a combi boiler 2024 installation, still under warranty. Whilst the property has been duly decorated with neutral light colour schemes enhanced with stylish contemporary white panel doors.

An amazing opportunity to acquire a fully refurbished and spacious detached three-bedroom bungalow in an enviable quiet and select location, just a reasonable walk from Penarth town centre with its extensive range of popular amenities and its seaside front and pier.

### **Ground Floor Entrance Hall**

Approached via a stylish composite part panelled double glazed front entrance door inset with two obscure glass leaded upper light windows with chrome door furniture leading into an L shaped hallway with stunning luxury vinyl flooring, contemporary skirting boards and architraves, two radiators, and a very useful built-in walk-in storage cupboard housing the new wall mounted gas central heating combination boiler.

This cupboard also has a radiator and space for cloaks hanging and boot storage if required.





### Lounge

16' 5" x 11' 8" (5.00m x 3.56m)

Approached independently from the entrance hall via a stylish contemporary white panel door leading to a very comfortable principal reception room inset with a contemporary fireplace with a glass-fronted electric fire, stunning luxury vinyl flooring in a herringbone design, new PVC replacement double-glazed window with outlooks on to the quiet and select frontage close, unique porthole double-glazed window to side. Chrome finished light switches and power points throughout.

### Open Plan Kitchen/Dining Room

25' 2" x 15' 3" maximum (7.67m x 4.65m maximum)

A magnificent open plan social space has been created by this luxury fully fitted brand new kitchen and dining room with stunning panel-fronted floor and eye-level units with slim line brass effect handles and square nosed quartz granite work surfaces including quartz granite splashbacks and a quartz granite breakfast bar. Integrated appliances include an AEG induction electric hob, a fully vented stylish AEG extractor hood, an integrated Beko dishwasher, an integrated AEG combi microwave oven, an integrated fan-assisted AEG oven, an integrated fridge freezer, and an integrated Baumatic washer/dryer.



A special feature is the walk-in corner pantry unit with double doors, multiple shelves and a floor-to-ceiling wine rack with automatic lighting. All doors and drawers have soft closing facility, and the breakfast bar has space for two breakfast stools, with a side integrated wine cooler and an open-fronted floor cabinet. Luxury vinyl flooring is continuous with a herringbone style and there is ample space for both a dining table and chairs together with ample space for a sofa. Two radiators, new replacement PVC double-glazed clear glass window to side, ceiling with multiple spotlights, stylish wall lights with chrome fittings throughout, contemporary chrome finished light switches and power points, stunning white sink unit in ceramic with vegetable cleaner, granite drainer and brushed brass mixer taps. A delightful garden view can be seen from the new replacement PVC double-glazed clear glass window and aluminum double-glazed bi-folding doors open on to composite decked steps which lead directly on to the zero maintenance totally private beautifully landscaped and enclosed rear garden.

### Master Bedroom One

13' 3" x 11' 8" maximum (4.04m x 3.56m maximum)

Approached independently from the entrance hall via a stylish contemporary white panel door leading to a generous double bedroom with stunning luxury vinyl flooring and a large new PVC double-glazed replacement window which enjoys outlooks on to the quiet and select frontage close. Stylish chrome light switches and power points throughout, double radiator.



### Ensuite Shower Room

Luxury white suite with porcelain tiled walls and luxury vinyl flooring comprising a large fully tiled shower with chrome fittings and clear glass shower door, shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with white high gloss doors, slim line W.C., radiator, air ventilator, obscure glass new white PVC double-glazed window to side, ceiling with spotlights.

### Bedroom Two

10' x 9' 8" (3.05m x 2.95m)

Independently approached from the entrance hall via a stylish contemporary white panel door leading to a further double size bedroom with stunning luxury vinyl flooring, clear glass new PVC double-glazed replacement window with a side aspect, radiator, chrome finished light switches and power points throughout.

### Bedroom Three

10' x 6' 9" (3.05m x 2.06m)

Independently approached from the entrance hall via a stylish contemporary white panel door leading to a good size versatile third bedroom, optional use as a home office if required, finished with luxury vinyl flooring, radiator, full access to the roof space, and a new white clear glass PVC double-glazed window with a side aspect. Stylish chrome finished light switches and power points throughout.



### Family Bathroom

11' 5" x 6' 1" (3.48m x 1.85m)

A stunning feature with full size 1200 mm x 600 mm porcelain tiled walls with brass trim. This stunning space has been enhanced by detail with brushed brass fittings throughout and luxury vinyl flooring in a herringbone style, approached independently from the entrance hall via a stylish white panel door.

Full suite comprising double size shower with clear glass shower screen and doors, luxury brushed brass waterfall fitment and separate hand fitment with additional vanity shelf with brass trim, large shaped wall mounted wash hand basin with brushed brass mixer taps and pop-up waste with a built out vanity drawer in white high gloss, slim line W.C., shaped panel bath with brushed brass mixer taps, shower hand fitment and pop-up waste, stunning dual fuel electric and gas vertical panel radiator, high ceiling with multiple spotlights and air ventilator, obscure glass new replacement PVC double glazed window to side. Useful full height white high gloss bathroom cabinet neatly concealed within an alcove.

A beautiful bathroom suite very high quality and great attention to detail.



### Outside Front Garden

Fully landscaped and finished in slate behind a retaining brick wall.

### Entrance Drive

Newly finished in compressed resin approached via a dropped kerb and leading to the garage.

### Garage

18' x 8' 8" ( 5.49m x 2.64m )

Approached via a newly installed modern up and over door, fully rewired electrics with independent consumer unit, with matching lighting, double glazed obscure glass PVC side window, PVC part panelled courtesy door approached from the rear garden.

### Rear Garden

Totally maintenance free comprising of a newly paved sandstone patio beyond a full width paved patio with main borders in stone with two side entrance paths, all enclosed by newly fitted timber panel 6 ft high fencing to afford privacy and security and equipped with a useful side garden gate providing direct access to the driveway. Brushed brass outside water tap, two stylish outside wall lights



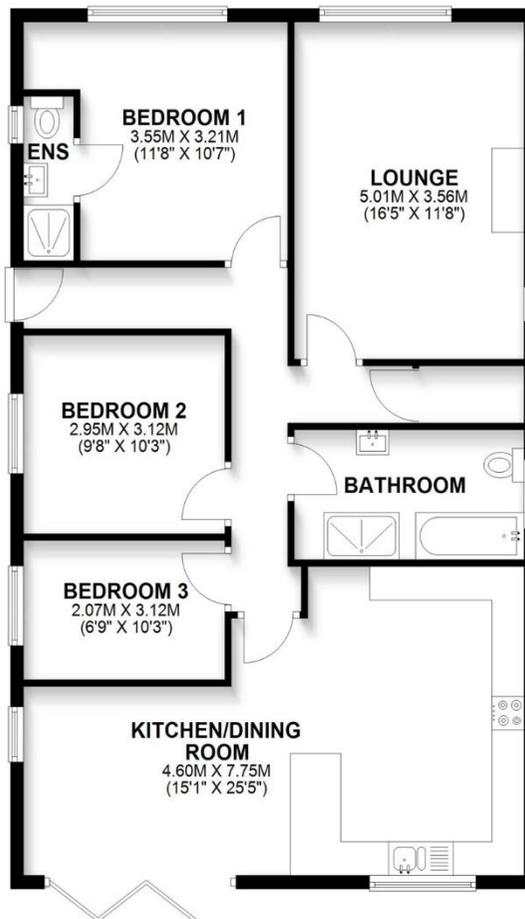




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### GROUND FLOOR



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