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Hickman Road, Penarth  
£775,000

 black

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# About the property

A substantial five bedroom residence located just a short stroll from the independent shops, cafe's & restaurants of Penarth's Town Centre. Offering massive potential and comprising of to the ground floor an entrance hallway, lounge, sitting room, dining room, cloakroom, kitchen, lean to & shower room. The first floor has three bedrooms and a further shower room. The upper floor has two further bedrooms. Benefits of this imposing property include a generous driveway which is able to accommodate several vehicles, a good size rear garden, a tandem garage and a garden room/office with its own power & lighting as well as a separate W.C.



## Accommodation

### Entered

Via a wooden entrance door into:

### Hallway

Doors leading to lounge, sitting room & dining room. Picture rail. Coved ceiling. Two radiators. Stairs rising to first floor.

### Lounge 17' 11" max x 18' 3" max ( 5.46m max x 5.56m max )

Double glazed windows to front bay. Feature fireplace with mantle and tiled hearth. Picture rail. Ceiling rose. Radiator.

### Sitting Room 18' x 12' 8" ( 5.49m x 3.86m )

Double glazed window to side. Feature fireplace with surround and tiled hearth. Picture rail. Coved ceiling. Radiator.

### Dining Room

Double glazed window to side. Original cast iron fireplace with surround. Radiator. Picture rail. Coved ceiling. Doors leading to kitchen & cloakroom.

### Kitchen 12' 3" x 9' 1" ( 3.73m x 2.77m )

Fitted with a range of wall and base units. Sink unit with drainer. Space for free standing cooker. Plumbing for an automatic washing machine. Wall mounted gas fired boiler. Double glazed window to side. Door to:

### Lean To

Door opens to shower room. Door opens to rear garden.

### Shower Room

Shower cubicle. Wash hand basin. Low level W.C. Obscure double glazed window to side. Radiator.







### **First Floor Landing**

A split level landing with doors opening to bedrooms and shower room. Stairs rising to second floor. Stairs descending down to side entrance.

### **Bedroom One** 17' 11" x 14' 1" ( 5.46m x 4.29m )

Double glazed windows to front & side. Feature fire place with surround. Picture rail. Coved ceiling. Ceiling rose. Radiator.

### **Bedroom Two** 18' max x 12' 9" max ( 5.49m max x 3.89m max )

Double glazed windows to side & rear. Cast iron fire place with mantle. Coved ceiling. Ceiling rose. Picture rail. Radiator. Built in storage cupboard.

### **Bedroom Three** 16' 3" x 12' ( 4.95m x 3.66m )

Double glazed window to side bay. Fire place with surround. Radiator.

### **Shower Room**

Fitted with a shower cubicle. Obscure double glazed window to side.

### **Second Floor Landing**

Doors leading to all remaining bedrooms.

### **Bedroom Four** 14' 6" max x 14' 2" max ( 4.42m max x 4.32m max )

Double glazed window to front. Radiator. Feature cast iron fire place. Built in cupboard housing a wash hand basin.

### **Bedroom Five** 10' x 8' 4" min ( 3.05m x 2.54m min )

Roof window to rear. Radiator. Separate W.C.

### **Garden Room / Office**

Located to the rear of the garden and incorporates power and lighting and has a separate W.C.

### **Tandem Garage**

A good size tandem garage with power & lighting and has a remotely operated garage door.

### **Frontage Garden & Driveway**

Drop kerb from the street opens to a stone pillared entrance driveway which has enough space to accommodate several vehicles. Wooden gates open to the rear garden.

**Rear Garden** A south westerly facing rear garden with an area laid to lawn which a range of mature shrubs and trees. Access to garden room/office and tandem garage as well as property side entrance. Outside lighting.









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## Important Information

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