



86 Cae Canol
Penarth, CF64 3RL





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£675,000 Freehold

5 Bedrooms : 3 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this spacious, five bedroom three-storey detached house situated in the ever popular Caversham Park development. In catchment for Evenlode and Stanwell Schools. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; entrance hall, sitting room, kitchen/dining/living room, utility room and a ground-floor cloakroom. First floor landing, master bedroom with en-suite, two spacious double bedrooms and a family bathroom. Second floor landing, two further double bedrooms and a shower room. Externally the property benefits from beautifully landscaped, low maintenance front and rear gardens and a driveway providing off-road parking for several vehicles beyond which is a detached single garage. Being sold with no onward chain. EPC Rating; 'C'.

Directions

- Penarth Town Centre 1.4 miles
 - Cardiff City Centre 5.0 miles
 - M4 (J33) 10.9 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via a solid wooden door with glazed side panels into a welcoming hallway benefitting from tile effect vinyl flooring, a recessed store cupboard, a wall-mounted alarm panel and a carpeted staircase leading to the first floor

The superb triple aspect sitting room enjoys carpeted flooring, a central feature fireplace with a granite surround, uPVC double-glazed windows to the front and rear elevations and a uPVC double-glazed box bay window to the side elevation.

The spectacular open-plan kitchen/dining/living room enjoys slate tile flooring, recessed ceiling spotlights, a uPVC double-glazed window to the front elevation and a uPVC double-glazed box bay window with French doors providing access to the rear garden. The kitchen has been fitted with a range of base and wall units with roll-top laminate work surfaces. Integral appliances to remain include; an 'Electrolux' 4-ring gas hob with an extractor fan over, an 'Electrolux' oven and grill, a 'Bush' dishwasher and an 'Electrolux' fridge/freezer. The kitchen further benefits from tiled a splashback, recessed ceiling spotlights and a peninsula unit housing a stainless steel bowl and a half sink.

The utility room has been fitted with a range of base and wall units with a laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of slate tile flooring, tiled splashback, a cupboard housing the wall-mounted 'Vaillant' boiler and an under-stair storage cupboard.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from tile effect vinyl flooring and partially tiled splashback.

FIRST FLOOR

The first floor landing enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder, uPVC double-glazed windows to the front and rear elevations and a carpeted staircase leading to the second floor.

The master bedroom is a generously sized double bedroom which enjoys carpeted flooring, a range of fitted wardrobes and uPVC double-glazed windows to the front and side elevations. The en-suite has been fitted with a 3-piece white suite comprising; a large shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from vinyl flooring, partially tiled walls and an obscured uPVC double-glazed window to the side elevation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and uPVC double-glazed windows to the front and side elevations.

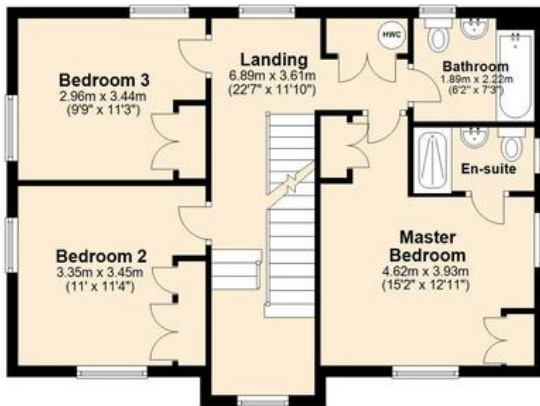
Bedroom three is another spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and uPVC double-glazed windows to the side and rear elevations.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a handheld thermostatic shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from partially tiled walls, vinyl flooring and an obscured uPVC double-glazed window to the rear elevation.

Ground Floor
Approx. 92.4 sq. metres (994.4 sq. feet)



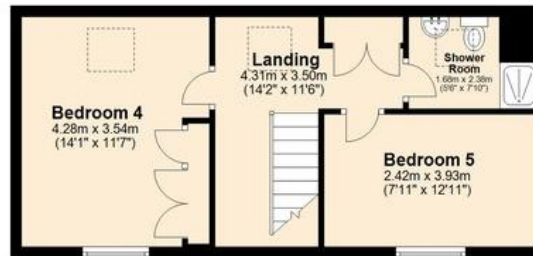
First Floor
Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 194.5 sq. metres (2093.1 sq. feet)

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

Second Floor
Approx. 40.7 sq. metres (437.8 sq. feet)



SECOND FLOOR

The second floor landing enjoys carpeted flooring, a large recessed storage cupboard and a 'Velux' roof light.

Bedroom four is a double bedroom which enjoys carpeted flooring, a range of fitted wardrobes, a 'Velux' roof light to the rear elevation and a uPVC double-glazed window to the front elevation.

Bedroom five is further double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the front elevation.

The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash hand basin and a WC. The shower room further benefits from vinyl flooring, partially tiled walls and a 'Velux' roof light.

GARDENS AND GROUNDS

86 Cae Canol is approached off the road onto a private tarmac driveway providing off-road parking for several vehicles, beyond which is a detached single garage with an up-and-over door.

The low maintenance front garden enjoys a variety of mature shrubs and borders.

The enclosed, low maintenance rear garden is predominately laid with chippings, a patio area provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected. Freehold.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 78 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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