



herbert r thomas

35 Harriet Street

Penarth, The Vale Of
Glamorgan, CF64 2JY

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35 Harriet Street

Guide Price £275,000

A beautifully and stylishly presented two double bedroom, mid terraced property, situated in a highly convenient location on the periphery of Penarth.

Two double bedroom mid-terraced property

Open plan, lounge/dining room

Modern fitted kitchen plus utility/WC

Two generous sized double bedrooms

Beautiful high quality family bathroom

Landscaped enclosed rear garden

Walking distance to Primary School, leisure centre and train station

Highly convenient location on the periphery of Penarth

Viewings highly recommended





An internal viewing of this mid terraced property is essential to appreciate the beautifully presented accommodation throughout. Situated on the periphery of Penarth, the property is conveniently located to the town centre and to Cardiff city centre. It is within walking distance to the local Primary School, Leisure Centre and train station.

The property, which has undergone significant improvement by the current owners, comprises of an ENTRANCE HALL with ornate ceramic tile flooring. The hallway is open plan to the living accommodation. Stairs rise to the first floor. The DINING ROOM (11' x 9'2") with engineered oak wood flooring has a window to rear, plus open archway through to the lounge. The LOUNGE

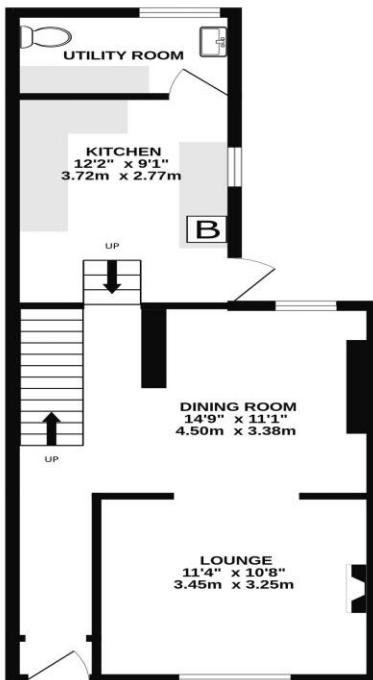
(10'5" widening to 11'4" x 10'7") with picture window to front aspect, has a working fireplace with a slate hearth and inset with ornate wooden surround and mantle. The room has a continuation of the same engineered oak wood flooring. Steps from the hallway lead down into the KITCHEN (9'5" x 12'2") which has a pedestrian door and window to side. It offers a fitted range of matt blue, base, wall mounted and larder units with butchers block worksurfaces. Integrated oven and hob. Space and plumbing for dishwasher, fridge/freezer and wine cooler. Beyond the kitchen, a ground floor bathroom has been re-purposed to create a useful UTILITY ROOM (8'10" x 4'10") with low-level WC and sink unit. There is space

and plumbing below a fitted worksurface for a washing machine and tumble dryer.

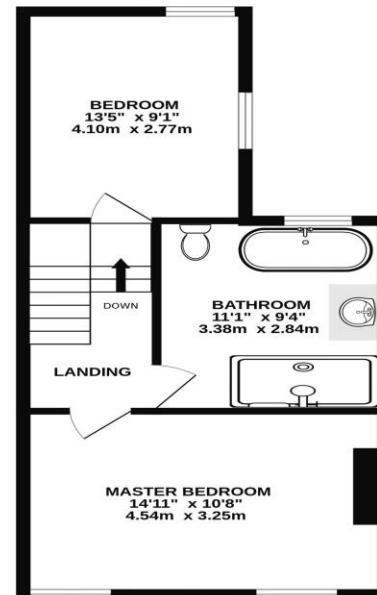
The first floor, split level LANDING (5'3" x 12'2" max) has exposed original floorboards and gives access to the bedroom accommodation. BEDROOM ONE (14'10" x 10'7") is a large double bedroom with painted floorboards, plus two windows to front. BEDROOM TWO (13'6" x 9'1") is dual aspect with windows to side and rear overlooking the garden and also has painted floor boards. The current owners converted a third double bedroom into a BATHROOM (11'1" x 9'4") which includes a large walk-in shower with fitted rainfall shower and glazed shower screen, a contemporary freestanding bath with mixer tap/handset. The room has part exposed brickwork to the chimney breast above the sink unit and has a contemporary feel with black detailing.

Outside, to the rear is an enclosed, low maintenance, landscaped garden offering extensive, ornate gravel and paved patio areas with mature shrubs and trees and houses a detached summer house/garden shed.

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.





Directions

Travelling south along the A4232, take the IKEA junction and follow signs for Barry. After passing through two sets of traffic lights turn left signposted Penarth. Proceed over the mini roundabout after approximately 200 m turn right onto Pill Street. Take the third left onto Harriet Street number 35 will be found on the right hand side indicated by our for sale board.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band D
EPC Rating

AWAITING EPC

Viewing strictly by appointment through Herbert R Thomas

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 **RICS**

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