

3 Heol Tre Forys

Penarth, Vale of Glamorgan, CF64 3RE



An extended and fully upgraded 4/5 bedroom detached house with a wonderful upgraded kitchen / diner, additional games room, gym or double bedroom and upgraded bathrooms. Entrance hall with a Hammonds fitted walk-in coat cupboard and study, living room, kitchen / diner, games room / gym, utility and WC on the ground floor along with four double bedrooms and two bathrooms above. Storage space in part of the former garage, extended off road parking to the front and an enclosed, low maintenance rear garden. In catchment for Evenlode and Stanwell Schools. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£750,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Notes

The property benefits from a security system with external cameras and upgraded app controlled internal, zoned alarm system and an app controlled Nest heating system.

Ground Floor

Entrance Hall

Tiled flooring with matching tiled skirting. Central heating radiator with cover. Large built-in coat / shoe cupboard fitted by Hammonds (which was part of the original garage). Power points. Recessed lights. Coved ceiling. Upgraded doors to the study, cloakroom, lounge, kitchen / diner and coat / shoe cupboard.

Study 11' 11" x 10' 1" (3.62m x 3.07m)

Attractive tiled floor continued from the hall. Quality Hammonds fitted office furniture comprising desk space, cupboards and shelving. uPVC double glazed window to the front with fitted Venetian blinds. Upgraded central heating radiator in black. Power and USB charging points. Recessed lights. Coved ceiling.

Living Room 11' 11" x 23' 0" (3.62m x 7m)

A very spacious, extended living room with glazed panel double doors from the hallway and aluminium bifold doors to the rear into the garden. Upgraded central heating radiator in black. TV recess with power points and aerial sockets. Velux window to the rear. Recessed lights. Quality fitted carpet. Remote controlled air conditioning and heating unit.

Kitchen / Diner 22' 0" max x 15' 11" max (6.7m max x 4.84m max)

A very well extended and upgraded kitchen that provides wonderful family space - perfect for entertaining. Tiled flooring throughout which is continued from the hallway. Fitted kitchen comprising base units and full height cupboards with light gloss doors and contrasting granite work surfaces plus central island. Integrated Neff appliances including an eye level double electric oven, combi-microwave oven and warming drawer, four zone induction hob, two burner gas hob, extractor hood, dishwasher, fridge and freezer. One and a half bowl stainless steel countersunk sink with drainer and In-Sinkerator hot water tap, upgraded in black and a In-Sinkerator food waste disposal unit. Three Velux windows to the rear. Vertical central heating radiator. Power points and TV point. Bespoke fitted drinks cabinet. Recessed lights. uPVC double glazed window and aluminum double glazed bi-fold doors into the garden.

Utility Room

Tiled floor continued from the kitchen and hallway. Fitted wall and base units with granite work surface to match the kitchen. Single bowl stainless steel countersunk sink. Plumbing for washing machine and dryer. Cupboard with gas combination boiler. Built-in cupboard. Door out to the side. Recessed lights. Extractor fan. Power points. Upgraded central heating radiator in black. Door into the games room / gym.

Games Room / Gym / Bedroom 5 8' 11" x 15' 10" (2.71m x 4.83m)

A very useful additional room the is currently utilised as a games room but would be equally suitable as a gym, office, cinema room or double bedroom. uPVC double glazed window to the side. Luxury vinyl flooring. Recessed lights. Upgraded central heating radiator in black.

Cloakroom

Tiled floor continued from the hallway and part tiled walls. WC and wash hand basin with storage below. Heated towel rail. Recessed lights. Extractor fan.

First Floor

Landing

An attractive gallery landing with quality fitted carpet and recessed spotlights. Built-in cupboard with fitted shelving. Upgraded doors to all rooms. Central heating radiator. Power points. Large Hatch to the loft space.

Bedroom 1 14' 11" x 17' 5" (4.55m x 5.32m)

A very spacious main bedroom with dressing area fitted by Sharps and en-suite shower room. Quality fitted carpet. Two uPVC double glazed windows to front with fitted Roman blinds and curtains. Three central heating radiators. Power points with USB sockets and a TV point. Remote controlled air conditioning and heating unit. Recessed lights. Door into the en-suite and open to the dressing area.

Dressing Area 4' 0" x 5' 5" (1.22m x 1.66m)

uPVC double glazed window, central heating radiator, recessed lights, power points and a fitted Sharps dressing table and wardrobe.

En-Suite 8' 4" x 6' 5" (2.53m x 1.96m)

Attractively tiled floor and part tiled walls. A quality modern bathroom suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below and granite top. Large fitted mirror. uPVC double glazed window to the side with fitted Roman blind to match those in the bedroom. Recessed lights.

Bedroom 2 12' 0" x 11' 11" (3.66m x 3.62m)

The second front facing double bedroom. Quality fitted carpet. uPVC double glazed window to the front with fitted Roman blind. Built-in wardrobes. Central heating radiator. Power points with USB sockets. Remote controlled air conditioning and heating unit

Bedroom 3 12' 0" x 12' 8" (3.66m x 3.86m)

Double bedroom with uPVC double glazed window to the rear, overlooking the garden. Fitted roller blind. Built-in wardrobe. Quality fitted carpet. Central heating radiator. Power points with USB sockets. Remote controlled air conditioning and heating unit. Fitted handmade study.

Bedroom 4 9' 4" x 15' 11" (2.85m x 4.86m)

Double bedroom, once again with uPVC double glazed window to the rear. Fitted Roman blind. Fitted carpet. Built-in wardrobe. Central heating radiator. Power points with USB sockets.

Bathroom 9' 7" x 6' 2" (2.91m x 1.87m)

A sleek modern bathroom with suite comprising a Phantom 1700 whirlpool bathtub, WC, wash hand basin with storage below and a shower cubicle with mixer shower. Fitted vanity unit with mirror and lights. Heated towel rail. Extractor fan. Recessed lights. uPVC double glazed window to the rear with fitted Venetian blinds.

Attic

Partially boarded attic space which gives the possibility of a loft conversion to provide additional bedroom(s) space. Fitted hatch and loft ladder.

Outside

Front

Extended off road parking to the front for three cars side by side, laid to tarmac and with grey brick edging. EV charging point. Fob operated electric garage door to the storage area. New boundary fence to one side. Covered external porch over the front door, with light. Secure side access to the rear garden.

Rear Garden

An enclosed, low maintenance garden with high brick boundary wall, patio and artificial grass. Storage shed. Area laid to stone chippings with fixed seating and small table. Outside tap and lights.

Additional Information

Tenure

The property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,123.66 for the year 2023/24.

Approximate Gross Internal Area

2055 sq ft / 191 sq m.

Energy Performance Certificate



Floor Plan



This drawing is for illustrative purposes only (not to scale)
Copyright © 2023 ViewPlan.co.uk (Ref: VP24-UKS-1, Rev: Org)















