

25 Clos Cradog

Penarth, Vale of Glamorgan, CF64 3RJ



An upgraded, modern and stylish five bedroom detached house with an excellent, private garden. The property is located on the edge of the popular Caversham Park development, in catchment for Evenlode and Stanwell schools and with a tree lined garden. The ground floor comprises two reception rooms, cloakroom, gym, garage and a superb kitchen / diner, while there are the five bedrooms and three bathrooms above. The property further benefits from off road parking. Viewing recommended. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

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£665,000

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Accommodation

Ground Floor

Entrance Hall

A spacious, central entrance hall with attractive gallery staircase to the first floor. Luxury vinyl tile floor. Coved ceiling. Central heating radiator. Timber double doors to the lounge and kitchen / diner and a door to the study and cloakroom. Under stair cupboard.

Cloakroom 3' 6" x 7' 0" (1.07m x 2.13m)

Tiled floor. WC and wash hand basin. uPVC double glazed window to the front. Central heating radiator. Extractor.

Study 11' 7" x 6' 11" (3.54m x 2.11m)

A versatile room, ideal as a home office and with a large uPVC double glazed window to the front. Luxury vinyl floor. Coved ceiling. Power and television points.

Lounge 11' 8" x 19' 0" (3.55m x 5.8m)

A well sized, formal lounge with dual aspect having a uPVC double glazed window to the front and uPVC double glazed double doors and windows to the garden. Coved ceiling. Fitted carpet. Power and television points. Two central heating radiators.

Kitchen / Diner 26' 11" x 15' 11" maximum (8.21m x 4.84m maximum)

This superb family kitchen / dining space to the rear of the house offers access and views to the garden and provides kitchen, dining and living space. Luxury vinyl flooring. A fitted kitchen with a range of wall units, base units and a central island, all with high gloss white doors and marble work surfaces. Integrated appliances including AEG four zone induction hob and two electric ovens, and a dishwasher. Recess for American style fridge freezer. Door to the gym and garage. uPVC double glazed window and circular bay window to the garden. Recessed lights. Two central heating radiators. Ample space for dining table and chairs.

Gym 8' 6" x 17' 7" (2.59m x 5.37m)

Half of the converted double garage, now used as home gym but equally suitable for other uses. Luxury vinyl floor. uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Power points. Door to the garage.

Garage 8' 0" x 16' 4" (2.44m x 4.99m)

Garage with up and over door, wall mounted gas central heating boiler, plumbing for washing machine, lights and power points.

First Floor

Landing

A very attractive gallery landing. uPVC double glazed window to the front with fitted roller blind. Central heating radiator. Power points. Hatch to the loft space. Large built in cupboard. Doors to all bedrooms.

Bedroom 1 16' 9" into recess x 12' 4" maximum (5.1m into recess x 3.76m maximum)

Main double bedroom with en-suite shower room, to the front of the property. Two fitted wardrobes. Fitted carpet. Two uPVC double glazed windows to the front with fitted Venetian blinds. Door to the en-suite. Power and TV points.

En-Suite 8' 9" x 4' 3" (2.66m x 1.3m)

Vinyl floor. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. uPVC double glazed window to the side. Central heating radiator. Extractor. Shaver point.

Bedroom 2 13' 11" into doorway x 12' 8" maximum (4.24m into doorway x 3.87m maximum)

Double bedroom with uPVC double glazed window overlooking the rear garden. Fitted roller blind. Central heating radiator. Fitted wardrobe. Power and TV points. Door to the en-suite.

En-Suite 2 5' 9" x 9' 1" (1.74m x 2.76m)

Shower cubicle with mixer shower, WC and wash hand basin. Fitted carpet. Part tiled walls. uPVC double glazed window to the rear. Shaver point. Extractor. Central heating radiator.

Bedroom 3 13' 11" x 11' 5" (4.24m x 3.48m)

Double bedroom to the front of the property. uPVC double glazed window to the front with fitted Venetian blind. Fitted carpet. Central heating radiator. Power points. Built in wardrobe. Television point.

Bedroom 4 12' 3" x 9' 1" (3.73m x 2.76m)

The fourth double bedroom, this time overlooking the rear garden. Fitted carpet. uPVC double glazed window with fitted roller blind. Built in wardrobe. Power points. Central heating radiator.

Bedroom 5 9' 5" x 8' 11" (2.88m x 2.73m)

A generous single bedroom with fitted wardrobe, uPVC double glazed window with roller blind, central heating radiator and power points.

Family Bathroom 8' 9" x 6' 8" (2.66m x 2.02m)

Family bathroom with suite comprising a panelled bath, WC, wash hand basin and a shower cubicle with mixer shower. uPVC double glazed window to the side. Vinyl floor. Part tiled walls. Extractor. Shaver point. Central heating radiator.

Outside

Front

Double driveway giving side by side parking for two cars. Stone chippings.

Rear Garden

A private, tree lined, south facing rear garden on the edge of the development. Areas of lawn and paved patio. Outside tap and light. Side access to the front. Timber summer house.

Additional Information

Tenure

We have been informed by the vendors that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £3,451.40 for the year 2021/22.

Approximate Gross Internal Area

1990 sq ft / 184 sq m.

Energy Performance Certificate

Floor Plan



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