

FOR SALE

Lavernock Road

Penarth, CF64 3NZ

PENARTH

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£920,000

4 BEDROOMS

2 BATHROOMS

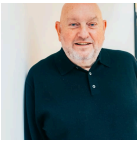
3 RECEPTIONS

1,835 SQ FT





We are absolutely delighted to be instructed to sell this superb family home located in a sought after area of Penarth in an excellent School catchment area.



JEFF HOPKINS
SENIOR VALUER · PENARTH



THE PROPERTY

A much improved and extended 4 bedroom semi-detached family house with the further benefit of planning permission for a two storey side extension to include a large garage and an additional reception room to the ground floor and 2 double bedrooms to the first floor.

At the top of the garden there is a large detached Studio/Gym which has planning permission to convert to a granny annexe. Found on a lovely 29.8m/90ft long south/west facing garden. There is a garage and off road parking for 5 cars. This beautifully presented house has been totally renovated and comprises accommodation of: Entrance porch, beautiful hall with porcelain floor, panelling and plate rack, lounge with bay window with original block flooring (beneath carpet) and open fireplace. Family room with doors opening onto the rear garden and feature log burner, porcelain tiled floor, open plan to kitchen. The smart modern kitchen is fitted with gloss black fronted cupboard and drawer units with grey Corian worktops, integrated NEFF appliances and porcelain tiled floor. Open plan to the dining area which in turn leads to the utility room and W.C.

To the first floor is a principal bedroom with fitted wardrobes and an en-suite shower room, bedrooms 2 and 3 also have fitted wardrobes, there is a fourth bedroom and a family bathroom. The property benefits from double glazing and gas central heating with a pressurised hot water system. This is a wonderful family home which must be viewed to be fully appreciated.

KEY FEATURES

STUNNING FAMILY HOME LOCATED IN A SOUGHT AFTER LOCATION

EXTENDED, IMPROVED AND IMMACULATELY PRESENTED THROUGHOUT

LARGE GARDEN STUDIO/GYM WITH PLANNING TO CONVERT TO A GRANNY ANNEXE

FURTHER PLANNING PERMISSION FOR TWO STOREY SIDE EXTENTION TO THE MAIN HOUSE

EXCELLENT SCHOOL CATCHMENT AREA

LARGE SOUTH/WEST FACING GARDEN







OWNERS' COMMENTS

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THE OWNERS
PENARTH



ACCOMMODATION

LOUNGE	4.06m x 4.88m
SITTING ROOM	3.63m x 4.65m
KITCHEN	3.43m x 5.11m
DINING AREA	3.30 x 3.34
BEDROOM 1	3.61m x 3.61m
BEDROOM 2	3.30m x 3.94m
BEDROOM 3	2.95m x 2.87m
BEDROOM 4	2.64m x 2.51m
STUDIO/OFFICE	4.70m x 7.19m

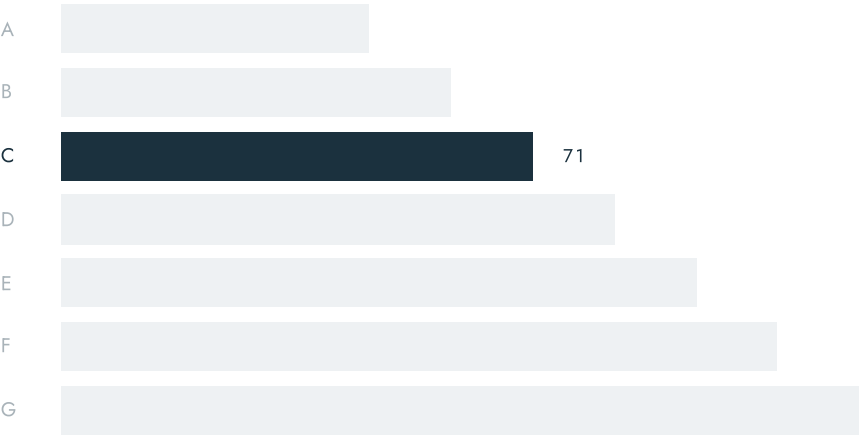
FLOORPLAN



Not to scale. Measurements are approximate and for illustration only.

Energy efficiency

Currently band C, with the potential to reach band C.



Rating 71 · potential 79. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,835 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £3,223 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	71 · POTENTIAL 79

COME AND SEE IT

Arrange a viewing

*Our Penarth team can arrange a private viewing,
usually within days – call 029 2041 5161.*



Jeff Hopkins

SENIOR VALUER

PENARTH BRANCH

029 2041 5161

9A ROYAL BUILDINGS, VICTORIA ROAD, PENARTH, CF64
3ED



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 9a Royal Buildings, Victoria Road, Penarth, CF64 3ED. 029 2041 5161. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU