





2 Westville Road, Penylan

£600,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Entrance Hallway
Entered via composite door with spyhole and decorative leaded panels to side and over. Cupboard housing gas and electric meters. Coved ceiling with ceiling rose. Dado rail. Original deep skirting boards. Terrazzo original flooring. Turned staircase to first floor. Door to:

Lounge
15' 3" x 13' 1" (4.66m x 3.98m)
Upvc double glazed bay sash window to front with wooden shutters and wooden panelling below. Original coved ceiling with decorative ceiling moulding and ceiling rose. Picture rail. Original flooring and deep skirting boards. Feature working wooden fire surround with cast iron inset and tiled hearth. Radiator.

Sitting Room
20' 0" x 12' 1" (6.09m x 3.68m)
Feature wooden panelling to one wall. Amtico flooring. Wooden mantle shelf. Inset log burning stove with slate hearth. Wall mounted anthracite column radiator. Door to:

Office/Study
6' 8" x 15' 7" (2.04m x 4.74m)
Upvc double glazed sash windows to front. Upvc double glazed sash window to side. Radiator.

Kitchen/Dining Room
24' 1" x 11' 7" (7.35m x 3.54m)
Upvc Bi folding doors to rear and upvc double glazed window to rear. Velux windows to ceiling and downlighters. Amtico flooring. Range of fitted base and wall units with glass display cupboards and larder unit. Work surface with tiled splash back over incorporating Belfast sink and Monobloc tap. Seven ring Smeg gas and electric Range cooker with extractor fan over. Fitted cupboards to one wall with recess for fridge freezer. Plumbing for dishwasher.

Utility Room
11' 7" x 5' 5" (3.52m x 1.66m)
Upvc obscure double glazed window to side. Access to loft space. Range of fitted cupboards. Work surfaces with tiled splash back incorporating stainless steel sink unit with mixer tap. Wall mounted gas central heating boiler. Plumbing for washing machine. Wine cooler. Door to :

Downstairs Cloakroom
Upvc double glazed window to side. Ceramic tiled floor and part tiled walls. Spotlights to ceiling. Three piece suite comprising of walk in tiled corner shower cubicle, pedestal wash hand basin and wc. Extractor fan. Radiator.

First Floor
Turned stair case to loft room. Door to:

Bedroom One
16' 10" x 11' 9" (5.14m x 3.59m)
Upvc bay sash window to front with wooden shutters and wooden panels below. Coved ceiling with decorative moulding and ceiling rose. Picture rail and deep skirting boards, Feature cast iron fireplace. Radiator.

Bedroom Two
11' 6" x 15' 2" (3.51m x 4.62m)
Upvc double glazed window to rear. Coved ceiling. Deep skirting boards. Feature cast iron fireplace. Radiator.

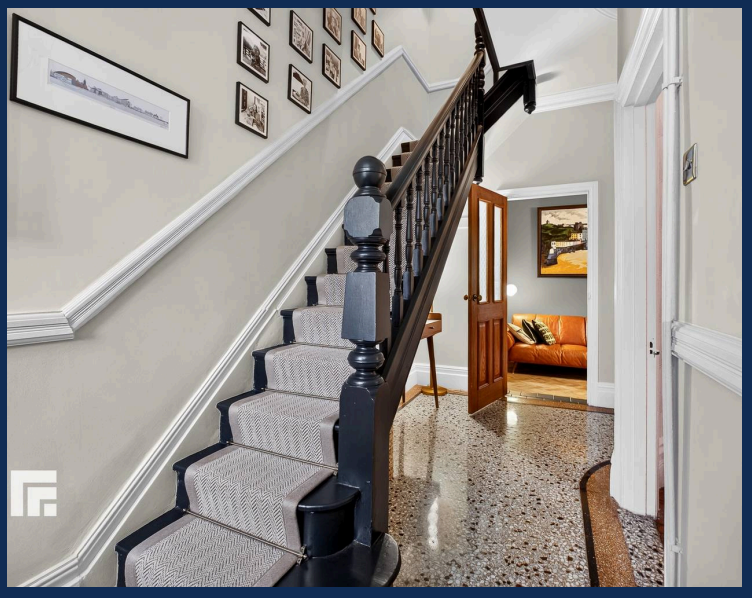
Bedroom Three
9' 3" x 7' 11" (2.81m x 2.42m)
Upvc double glazed sash windows to front with wooden shutters. Coved ceiling with decorative ceiling moulding and ceiling rose. Picture rail. Radiator.

Loft Room
18' 1" x 11' 10" (5.51m x 3.61m)
Two Velux windows to ceiling with spotlights. Radiator.

Bathroom
Upvc double glazed obscure window to rear with wooden shutters. Part tiled walls and ceramic tiled floor. Three piece bathroom suite comprising of tiled walk in shower with rainfall shower head, chrome wash stand with wash hand basin and wc. Heated towel rail.

GYM
20' 10" x 9' 1" (6.35m x 2.76m)
Accessed by upvc door with obscure glazed panels, Power and lighting.









GARDEN

REAR GARDEN - Enclosed by brick wall and fencing. South facing decking areas. Decorative stone area with stepping stones. Pergola. Steps down to garage accessed via wooden gates. Shrub and flower borders. Outsize hose. Further steps down to gym. FRONT GARDEN - Enclosed by brick wall. Black and white tiled pathway to front door. Decorative stones.

Garage

Single Garage

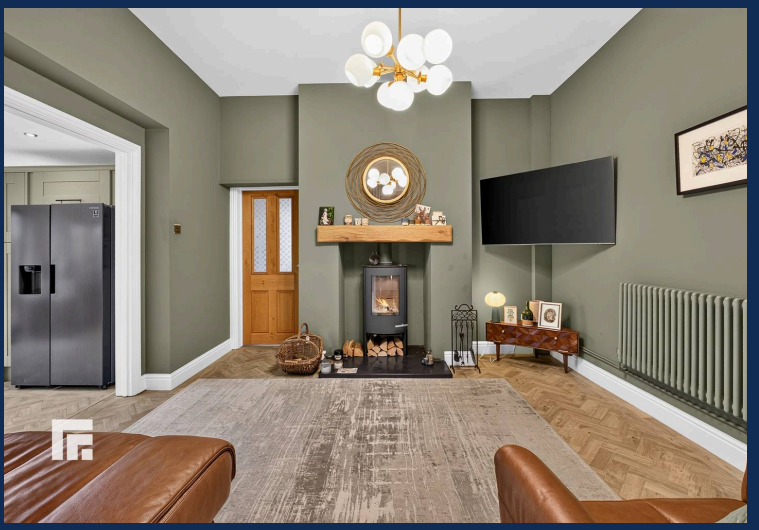
Accessed via up and over door. Power and lighting.

On street

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.











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