





8 Rockrose Way, Penarth

£299,950 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

ENTRANCE PORCH
4' 11" x 5' 7" (1.51m x 1.69m)
UPVC front door leading to a pleasantly decorated generous entrance porch. Accommodating a skylight and downlighters. Vinyl flooring. Wooden door with two obscure glass panels leading in to the hallway.

ENTRANCE HALL
Hallway providing access to the main ground floor. Laminated wooden effect flooring. Radiator to wall. Understairs cupboard. Coat hooks. Stairs raising to the first floor. Door leading to open plan living.

LIVING ROOM
12' 9" x 10' 8" (3.89m x 3.26m)
Spacious living room comprising laminate wood effect flooring. Large UPVC window. Feature fire place. Tastefully cover to the radiator to wall. Open plan leading to a spacious kitchen diner.

KITCHEN/DINING ROOM
17' 0" x 10' 11" (5.17m x 3.33m)
Fantastic open plan living space to the kitchen/diner where you have plenty of storage. Fitted with a range of modern white gloss units and wooden worktops. Plenty of storage space for appliances. UPVC door leading to the rear garden. The dining area comprises of glass sliding doors leading into the reception room.

RECEPTION ROOM
11' 3" x 9' 6" (3.44m x 2.90m)
A additional reception room offering more family space with laminate wooden effect flooring. Windows to the rear. UPVC door leading onto garden

FIRST FLOOR LANDING
First floor landing with carpeted flooring. Accommodating access to the family bathroom, master bedroom, bedroom two and bedroom five. Storage space. Stairs rising to the second floor.

BATHROOM
7' 6" x 6' 2" (2.29m x 1.89m)
Modern and spacious family bathroom with a white three piece suite comprising of WC, pedestal wash hand basin, rainfall shower with additional shower attachments and shower jets over the bath. Vinyl tile effect flooring. Tastefully fully tiled walls. Two UPVC obscure windows. Heated towel radiator.

MASTER BEDROOM
15' 2" x 10' 5" (4.63m x 3.17m)
Double bedroom carpet flooring. Chrome heated towel rail. Storage space housing the Combi boiler. Large UPVC window to the front.

BEDROOM TWO
9' 3" x 9' 2" (2.82m x 2.80m)
Spacious bedroom. Carpet to flooring. Storage space. Large UPVC window to the rear. Radiator to the wall

BEDROOM FIVE
6' 9" x 6' 6" (2.07m x 1.98m)
Single bedroom. Carpet to flooring. UPVC window to the front. Wall mounted radiator.

SECOND FLOOR LANDING
Carpeted second floor landing leading to bedrooms three and four

BEDROOM THREE
9' 9" x 18' 7" (2.98m x 5.66m)
Single bedroom. Carpeted. UPVC window to the rear. Loft skylight. Wall mounted radiator. Eaves storage space

BEDROOM FOUR
6' 7" x 18' 6" (2.01m x 5.63m)
Carpeted flooring. Storage space in the eaves. UPVC window. Wooden skylight. Radiator to wall

FRONT GARDEN
Wooden gate and fencing to the front of the property. Path and turfed area leading on to steps to a raised patio. Front UPVC door.

REAR GARDEN
Low maintenance rear garden. Outside tap. Steps to a wooden gate allowing access to garage and on street parking. Rear garden west facing.

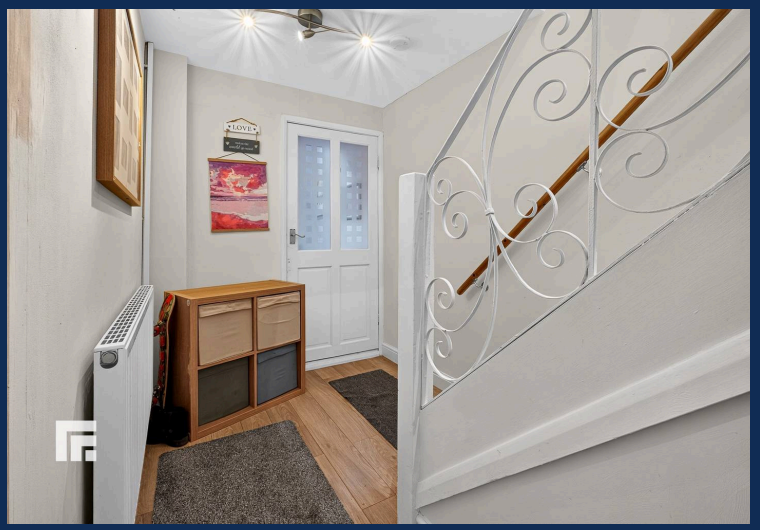
SINGLE GARAGE
Single Garage to the rear. Additional street parking

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.

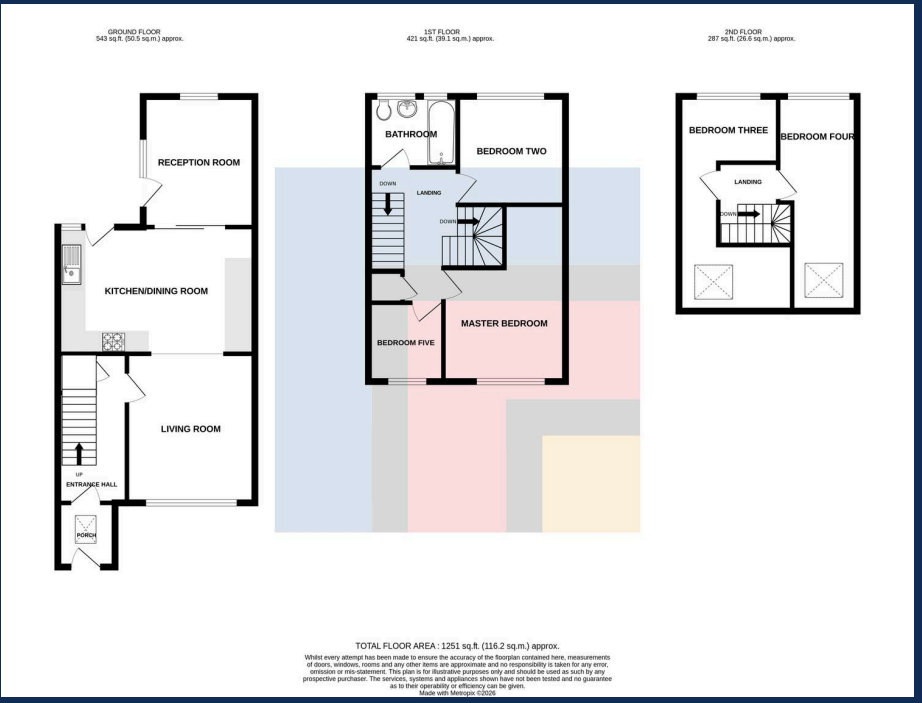












PENARTH 029 2047 5191

17 Glebe Street, Penarth, Vale of Glamorgan, CF64 1ED

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK