

16 Agnes Street,
Penarth CF64 2JW

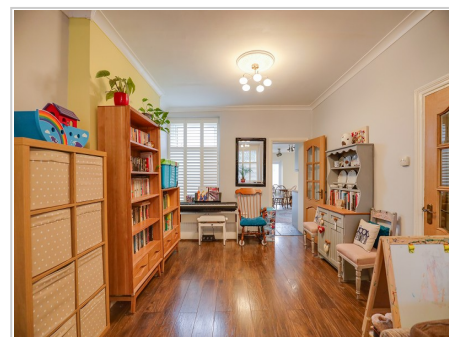
285,000



- End of terrace
- Double reception room
- Open plan kitchen and dining area
- French doors opening onto the garden
- Cloakroom
- Three bedrooms
- Large corner plot
- First floor bathroom
- Close to Penarth town centre

Ref: PRA11282

Viewing Instructions: Strictly By Appointment Only



General Description

Extended, end of terrace, three bedroom property with large garden.

Accommodation

Ground Floor

Porch with uPVC entrance door.

Further door leading to a welcoming hallway with carpeted stairs rising to the first floor and doors leading to the living area and cloakroom.

Spacious, dual aspect, double reception room with wood effect floor running throughout.

Generous floor to ceiling height and windows with bespoke shutters.

Door leading to the extended, open plan kitchen / diner with slate floor, French doors opening onto the patio and window overlooking the garden.

Wall and base units on three sides, work surfaces and sink unit.

Space for a range style oven, space for a fridge and freezer plus space / plumbing for a dishwasher and washing machine.

First Floor.

The first floor accommodates three bedrooms located off a split level landing with window.

Two are double and one is a single.

All three are carpeted and have bespoke window shutters.

The bathroom comprises a bath with shower screen, WC and wash hand basin. It also accommodates a large airing cupboard and has a window with obscured glass.

A hatch from the landing leads to the large open loft space which has the potential for conversion.

Outside

Large corner plot.

Patio, decked terrace with pergola and lawn.

Enclosed on all sides.

Cold water tap and lighting.

Garden shed and side gate.

Floor Areas.

Room dimensions can be found on the attached floor plans.

Services

Mains electricity, mains water, mains drainage, mains gas

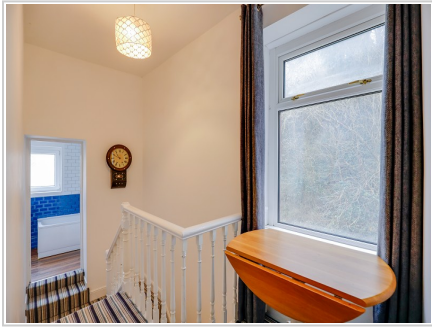
EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

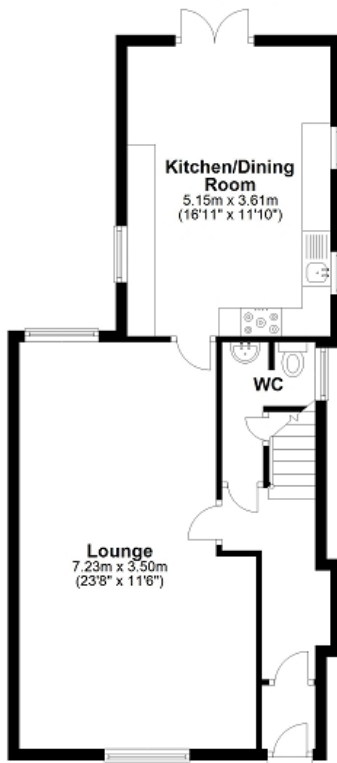
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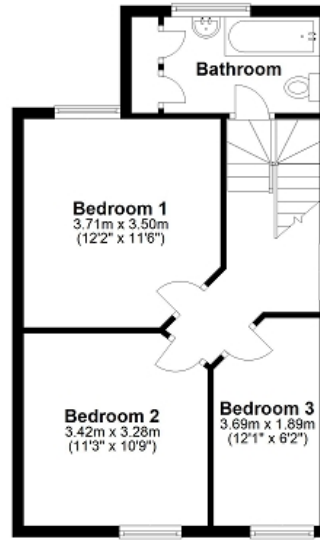
Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 101.9 sq. metres (1096.9 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.