

KEY

EXECUTIVE

SALES



Guide Price £575,000 , Wordsworth Avenue, Penarth CF64 2RP



- 1930s Semi Detached Four Bedroom Family Home
- Loft Conversion with En-Suite
- Extension Off Ground Floor Rear
- Enclosed Garden
- Driveway for Two Vehicles
- Great Location Within Penarth and Close to Amenities
- Excellent Catchment Area for Penarth Schools
- Original Features



Nestled on the south coast of Wales, Penarth is a charming town near Cardiff that seamlessly blends Victorian architecture with modern amenities. You can visit Penarth Pier and Pavilion, a picturesque Victorian-era structure offering a leisurely stroll, quaint shops, and sea-view cafes. The scenic Penarth Esplanade invites you to take in breath-taking views while enjoying a walk or bike ride along the coastline. For nature enthusiasts, a short drive to Cosmeston Lakes Country Park reveals a tranquil nature reserve with lakes, woodlands, and inviting walking trails. Relax in Alexandra Park, a green oasis boasting gardens, tennis courts, and a play area. Penarth Marina, a modern waterfront development,

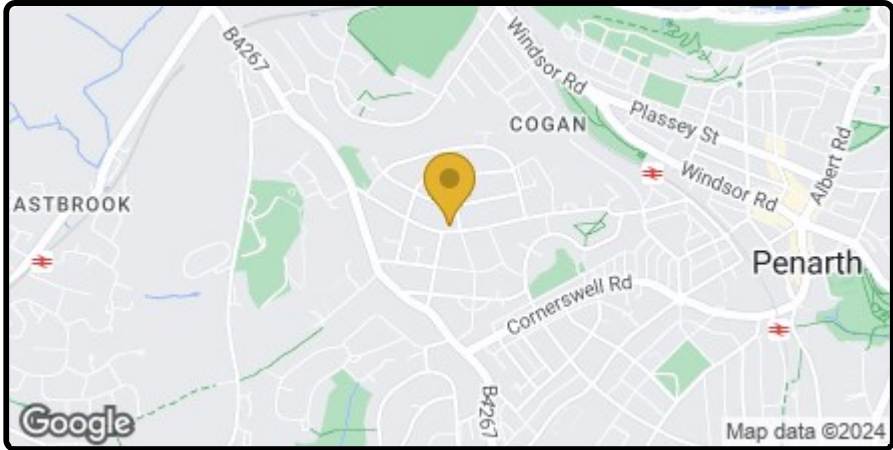
provides a vibrant atmosphere with its diverse dining options, cafes, and boat tours. The town centre, adorned with independent shops and cosy cafes, is perfect for a leisurely exploration. Sample local Welsh cuisine or international flavours in the diverse array of restaurants and pubs. Stay attuned to the local vibe with events and festivals held throughout the year. Whether your interests lie in seaside charm, nature escapes, or cultural experiences, Penarth promises a delightful and diverse exploration for every visitor.



**, Wordsworth Avenue, Penarth, CF64
2RP**

Presenting this charming 1930s semi-detached four bedroom home. Each room is thoughtfully designed, adding to the overall comfort and functionality. This home meticulously preserved original features. This property boasts a thoughtfully designed extension at the rear, seamlessly blending modern living with classic charm. A well-executed loft conversion adds versatility to the space.

Nestled in a sought-after area, this residence is conveniently located on a bus route, providing easy access to amenities. With excellent schools nearby, this home is an ideal choice for those seeking a perfect blend of character and convenience. Penarth is also known for its excellent schools, contributing to its family-friendly atmosphere. The town hosts reputable educational institutions, including primary and secondary schools, providing a nurturing environment for students.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

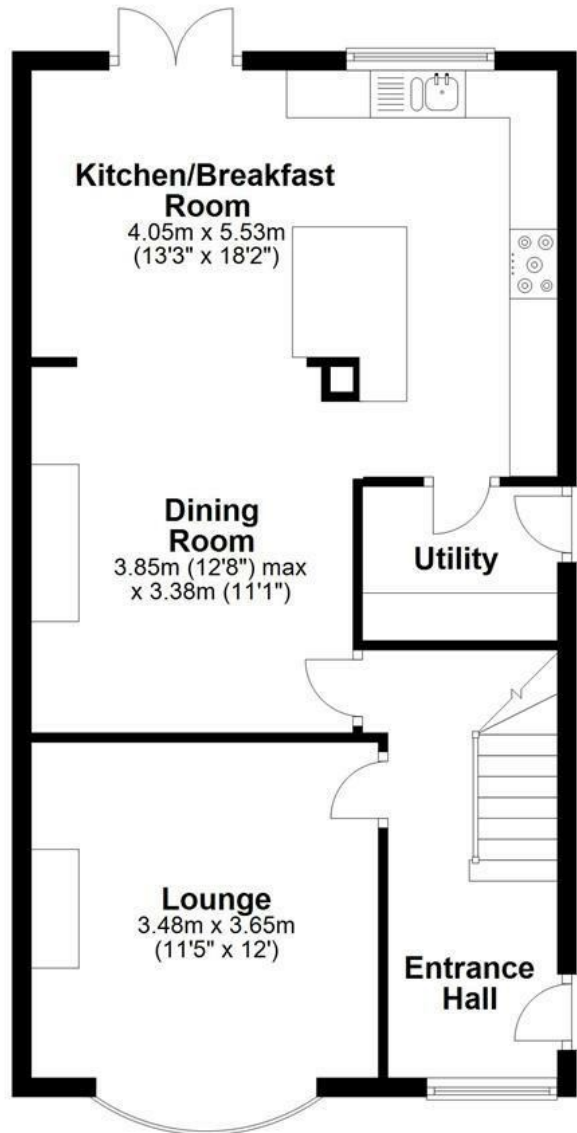
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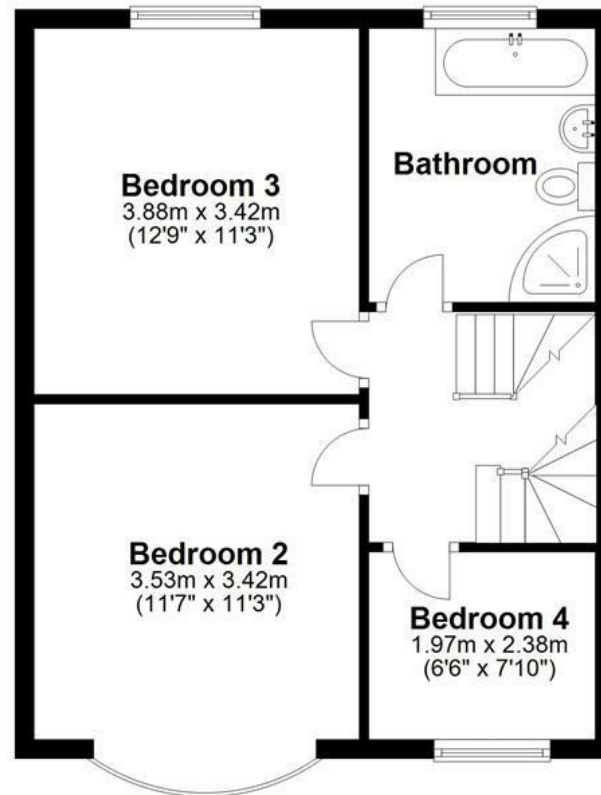
Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



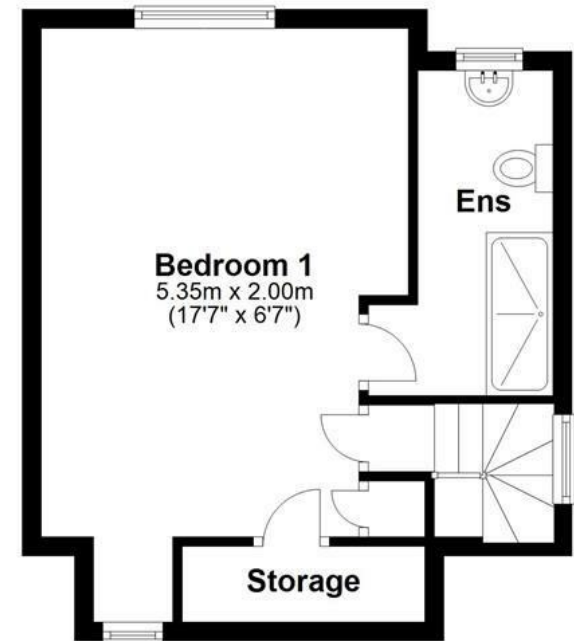
First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Second Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 133.2 sq. metres (1434.0 sq. feet)