



## Westfield Drive, £330,000

- COUNCIL TAX BAND- E-
- NO CHAIN
- SPACIOUS LIVING ACCOMODATION
- DRIVEWAY
- IDEAL FOR FAMILIES AND FIRST TIME BUYERS
- EPC Rating: D



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## About the property

Situated in a highly sought-after residential area of Penarth, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and professionals alike, a desirable location close to local amenities.

## Accommodation

### Entrance Porch

A useful entrance porch providing a practical space for coats and shoes, while creating a welcoming introduction to the property.

### Lounge

14' 3" max x 12' 8" max ( 4.34m max x 3.86m max )

Bright and spacious front-facing reception room featuring a large window allowing plenty of natural light, creating a warm and inviting atmosphere.

### Kitchen

12' 7" max x 8' 9" max ( 3.84m max x 2.67m max )

Modern Fitted kitchen with a range of wall and base units, work surfaces, and space for appliances. Convenient access to the rear garden.

### Dining Room



13' 6" max x 7' 2" max ( 4.11m max x 2.18m max )

Generous dining space to the rear, offering ample room for entertaining, with doors opening onto the rear garden

### First Floor Landing

Spacious and well-lit landing providing access to all first-floor rooms. Includes loft access and space for additional storage if required.

### Bedroom 1

12' 8" max x 9' 10" max ( 3.86m max x 3.00m max )

A generously sized and beautifully presented principal bedroom, offering ample space for a king-size bed and additional furniture. Positioned to the front of the property, the room benefits from plenty of natural light, creating a bright and peaceful retreat. Complete with built-in storage and access to a private en suite, this room provides both comfort and convenience.

### En-Suite

Modern en suite comprising a walk-in shower enclosure, wash hand basin, and low-level WC. Finished with contemporary fittings and tiling, offering a sleek and practical space to complement the main bedroom.

### Bedroom 2

10' 8" max x 6' 7" max ( 3.25m max x 2.01m max )

Good-sized double bedroom situated to the rear aspect, enjoying pleasant views over the garden.

### Bedroom 3

8' max x 7' 5" max ( 2.44m max x 2.26m max )

Comfortable single bedroom, ideal as a nursery, home office, or guest room.

### Bathroom

Well-appointed family bathroom featuring a bath with shower over, wash hand basin, and WC.

### Front And Driveway

The property further benefits from a private driveway with an installed electric vehicle charging point, along with a neat front garden.

02920 703799

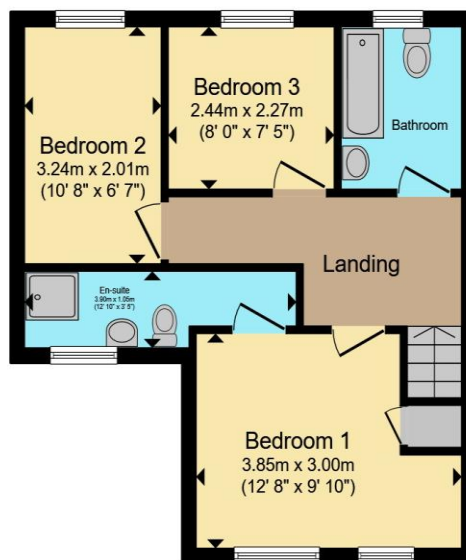
penarth@peteralan.co.uk



## Floorplan



**Ground Floor**



**First Floor**

Total floor area 77.4 m<sup>2</sup> (833 sq.ft.) approx

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