

22 Cae Gwyn  
Penarth, CF64 3JY

**WATTS & MORGAN** 150 YEARS

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£235,000 Freehold

**2 Bedrooms : 1 Bathrooms : 1 Reception Rooms**

Watts & Morgan are delighted to market this well presented, two bedroom, end of terrace property situated in a quiet cul-de-sac. Conveniently located to Penarth Town Centre and the M4 Motorway. In catchment area for Victoria and Stanwell Schools. Accommodation briefly comprises; hallway, downstairs doakroom, living room, kitchen/dining room. First floor landing, two double bedrooms and a family bathroom. Externally the property benefits from beautifully landscaped rear garden and two allocated parking spaces. EPC rating 'C'.

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### Directions

- Penarth Town Centre 1.3 miles
  - Cardiff City Centre 4.9 miles
  - M4 (J33) 10.9 miles
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## Summary of Accommodation

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### GROUND FLOOR

Entered via an obscure glazed solid wooden door into a hallway benefitting from patterned tiled flooring and a ccess to downstairs cloakroom.

The doakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The doakroom further benefits from continuation of patterned tiled flooring and an obscure double glazed uPVC window to the front elevation.

The living room benefits from 'Amtico' vinyl flooring, a carpeted staircase leading to the first floor landing and a double glazed uPVC window to the front elevation.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include; an 'Electrolux' oven and an 'Electrolux' gas hob with 'Electrolux' electric fan over. Space and plumbing has been provided for free standing white goods. The kitchen further benefits from tiled splashback, tiled flooring, an under-stairs storage cupboard, a uPVC double glazed window to the rear elevation and uPVC double glazed French doors leading onto the patio.

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### FIRST FLOOR

The first floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a spacious built-in storage cupboard housing a wall mounted 'Worcester' combi boiler and a uPVC double glazed window to the front elevation.

Bedroom two is a generously sized bedroom benefitting from carpeted flooring and a uPVC double glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece suite comprising; a panelled bath with a thermostatic shower over, a floating wash hand basin and a WC. The bathroom further benefits from tiled flooring, a wall mounted chrome towel radiator and an obscure double glazed window to the rear elevation.

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### GARDENS & GROUND

Number 22 Cae Gwyn is approached off the street onto a private driveway benefitting from two allocated parking spaces.

The rear garden is predominantly laid to lawn with a variety of shrubs and borders. A patio area provides ample space for entertaining and dining. The rear garden further benefits from side access from the front of the property.

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### SERVICES & TENURE

Freehold.



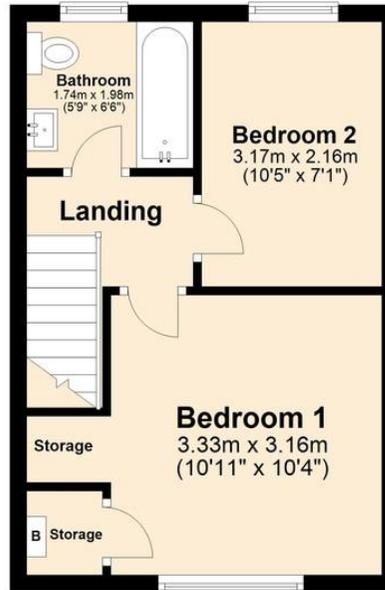
### Ground Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



### First Floor

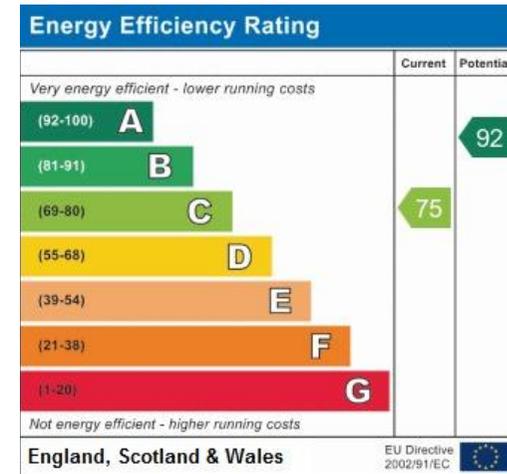
Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 59.0 sq. metres (635.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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