



7 St. Augustines Road
Penarth, CF64 1BH



7 St. Augustines Road

Penarth, CF64 1BH

£395,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this spacious four bedroom mid-terrace Victorian Family home. Conveniently located to Penarth Town Centre, Penarth Marina, Cardiff City centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, hallway, living room, sitting room, kitchen, downstairs cloakroom and shower room. First floor landing, three double bedrooms, a fourth single bedroom and a family bathroom. Externally the property enjoys a low maintenance front and an enclosed rear garden with pedestrian gate providing access to a rear lane. Being sold with no onward chain. EPC Rating 'D'.

Directions

- Penarth Town Centre 0.5 miles
 - Cardiff City Centre 4.1 miles
 - M4 (J33) 10.5 miles
-

Your local office: Penarth

T 02920 712266

E penarth@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entered via an obscured glazed uPVC door into a porch benefitting from carpeted flooring. A second obscured glazed wooden door leads into a welcoming hallway benefitting from carpeted flooring, decorative mouldings, a decorative arch, a carpeted staircase leading to the first floor landing and an under-stairs storage cupboard.

The bay fronted living room enjoys carpeted flooring, a central feature fireplace and uPVC double glazed windows to the front elevation.

The sitting room benefits from carpeted flooring, a central feature fireplace and a uPVC double glazed window to the rear elevation.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for free standing white goods. The kitchen further benefits from vinyl flooring, partially tiled splashback, a wall mounted 'Baxi' combi boiler, an obscure uPVC double glazed window to the side elevation and an obscure glazed uPVC door leading to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin and a WC. Further benefits from continuation of vinyl flooring.

The shower room has been fitted with a 'Triton' electric shower and further benefits from carpeted flooring, tiled walls and an obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

The first floor landing enjoys carpeted flooring and two loft hatches providing access to loft storage.

Bedroom one is a spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom two is a spacious double bedroom benefitting from wooden flooring and a uPVC double glazed window to the rear elevation providing spectacular views towards Cardiff City centre.

Bedroom three is another double bedroom benefitting from wooden flooring, a storage cupboard and a uPVC double glazed window to the side elevation.

Bedroom four is a single bedroom enjoying carpeted flooring and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from vinyl flooring, partially tiles walls and an obscured uPVC double glazed window to the side elevation.

GARDENS & GROUNDS

7 St Augustines Road is approached off the street and enjoys a low maintenance enclosed front garden. The enclosed rear garden is predominantly laid with concrete and enjoys a variety of mature shrubs and borders. The rear garden further benefits from rear lane access and a cellar beneath the property providing ample space for storage.

SERVICES & TENURE

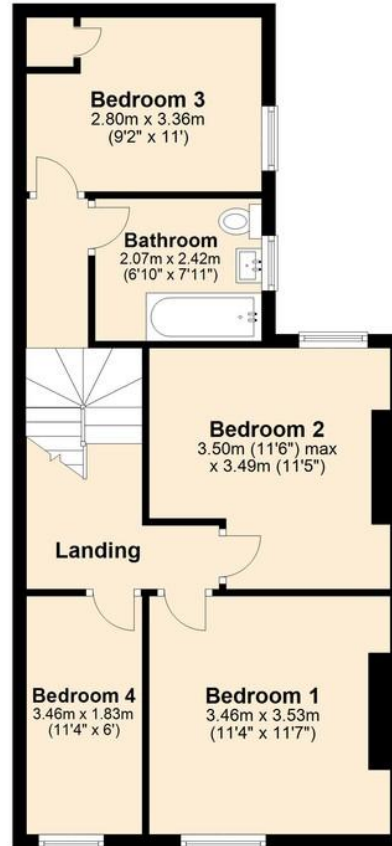
All mains services connected to the property. Freehold.



Ground Floor
Approx. 55.4 sq. metres (596.5 sq. feet)

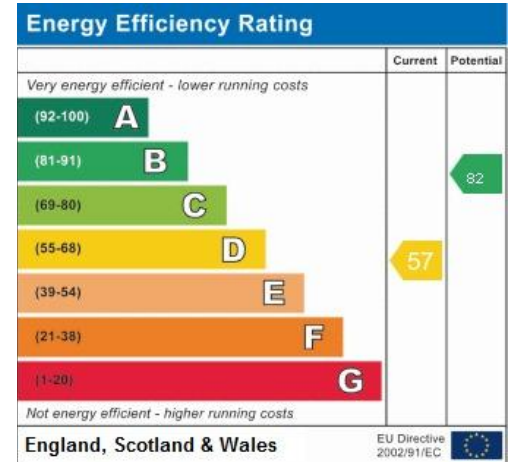


First Floor
Approx. 55.2 sq. metres (594.0 sq. feet)



Total area: approx. 110.6 sq. metres (1190.5 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.

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

