



1 Paget Place  
Penarth, CF64 1DP





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£699,950 Freehold

**5 Bedrooms : 1 Bathroom : 3 Reception Rooms**

Watts & Morgan are delighted to market this spacious five bedroom, semi-detached family home in need of renovation. Located within close proximity to Penarth Town Centre and conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, hallway, sitting room, living room, dining room, kitchen and downstairs cloakroom. First floor landing, four double bedrooms, single bedroom and a family bathroom. Externally the property benefits from an enclosed front/side garden with off-road parking and an enclosed private rear garden. EPC rating 'TBC'.

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## Directions

- Penarth Town Centre 0.5 miles
  - Cardiff City Centre 4.0 miles
  - M4 (J33) 10.3 miles
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## Summary of Accommodation

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### GROUND FLOOR

Entered via a solid wooden door into a porch benefiting from tiled flooring and a single glazed sash window to the side elevation. A second partially stained glass wooden door leads into a large welcoming hallway enjoying carpeted flooring, decorative mouldings, a ceiling rose, a large storage cupboard and a carpeted staircase leading to the first floor landing.

The sitting room enjoys carpeted flooring, a central feature fireplace, picture rails, decorative mouldings, a ceiling rose and a single glazed sash window to the front elevation.

The living room enjoys carpeted flooring, a central feature fireplace, picture rails, decorative mouldings and a large bay window with single glazed sash windows to the front elevation.

The dining room benefits from carpeted flooring, a central feature fireplace and a single 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 large under stairs storage cupboard, a wall mounted 'Ideal' combi boiler, three single glazed windows to the side/back elevations and a partially glazed wooden door leading to the rear courtyard.

The doorkroom serving the downstairs accommodation has been fitted with a WC. Further benefits from continuation of vinyl flooring and an obscured single glazed window to the side elevation.

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### FIRST FLOOR

The first floor landing enjoys carpeted flooring.

Bedroom one, currently used as a games room, benefits from carpeted tile flooring, a central feature fireplace and a large single glazed bay window to the front elevation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

Bedroom three is a further spacious double bedroom enjoying carpeted flooring and a single glazed sash window to the front elevation.

Bedroom four enjoys carpeted flooring and a single glazed window to the rear elevation.

Bedroom five is a single bedroom enjoying carpeted flooring, a loft hatch providing access to the loft space and a single glazed sash window to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a shower cubicle with a thermostatic shower over, a panelled corner bath, a pedestal wash-hand basin and a WC. The bathroom further benefits from three single glazed windows to the side elevations.



## GARDENS AND GROUNDS

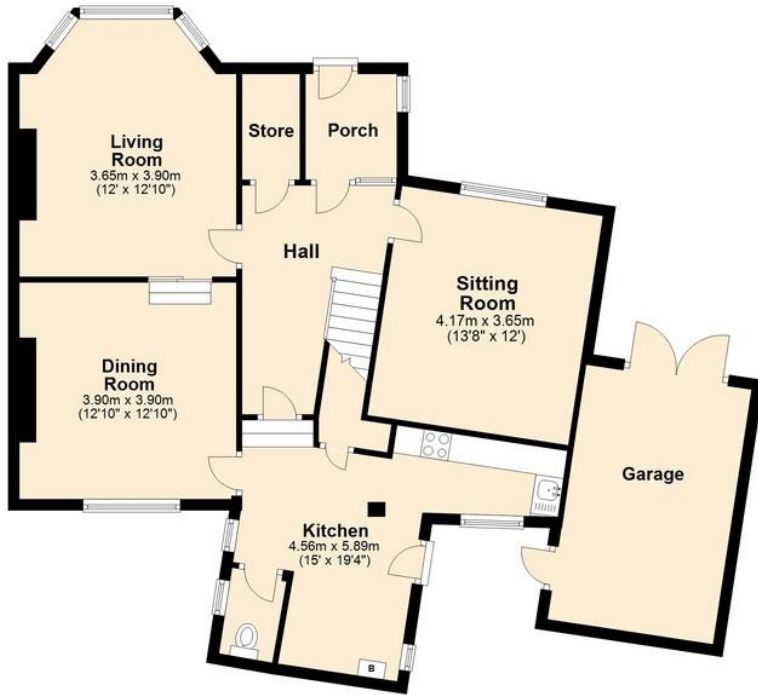
1 Paget Place is approached off the street into an enclosed front/side garden predominantly laid to lawn. Large wooden gates lead to a driveway providing off-road parking, beyond which is a single garage. The private enclosed rear garden is predominantly laid with concrete with a variety of shrubs and borders.

## SERVICES AND TENURE

All mains services connected. Freehold.

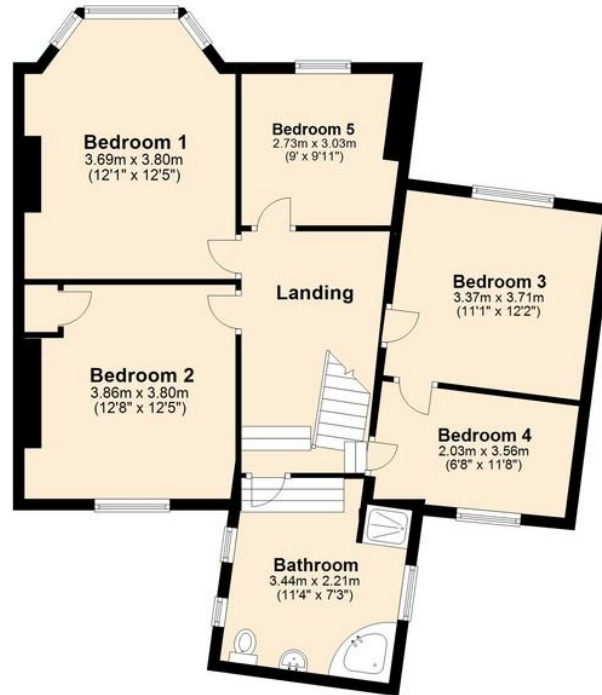
### Ground Floor

Approx. 97.1 sq. metres (1045.0 sq. feet)



### First Floor

Approx. 81.2 sq. metres (874.1 sq. feet)



Total area: approx. 178.3 sq. metres (1919.1 sq. feet)

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

AWAITING EPC GRAPH



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