



29 Augusta Road
Penarth, CF64 5RJ





29 Augusta Road Penarth, CF64 5RJ

£625,000 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are delighted to market this spacious three bedroom detached bungalow situated on a large plot. In catchment for Evenlode and Stanwell Schools. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: hallway, sitting room, dining room, kitchen/breakfast room, pantry, boiler room, three spacious double bedrooms and a family bathroom. Externally the property benefits from a gated driveway providing off-road parking for several vehicles beyond which is a detached single garage and beautifully landscaped gardens. The property has detailed planning permission for a single storey ground floor extension (Ref - 2019/00090/FUL). EPC rating: 'D'.

Directions

- Penarth Town Centre 0.9 miles
 - Cardiff City Centre 4.9 miles
 - M4 (J33) 10.9 miles
-

Your local office: Penarth

T 02920 712266

E penarth@wattsandmorgan.co.uk





Summary of Accommodation

ACCOMMODATION

Entered via a composite glazed door with obscured glazed side panels into a welcoming hall way benefiting from parquet wood block flooring, a wall-mounted alarm panel, a central ceiling light point and a loft hatch providing access into the loft space.

The spacious sitting room enjoys continuation of parquet wood block flooring, a central feature ceiling fan/light, a uPVC double-glazed window to the side elevation and uPVC double glazed sliding doors providing access to the rear garden.

The versatile dining room enjoys continuation of parquet wood block flooring, a recessed storage cupboard and a uPVC double-glazed window to the side elevation.

The kitchen/breakfast room has been fitted with a range of base and wall units with laminate work surfaces. Freestanding appliances to remain include; a 'New World' electric cooker with a 4-ring hob. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a tiled splash-back, vinyl flooring, a stainless steel sink, a pantry, uPVC double-glazed windows to the rear elevation and an obscured glazed uPVC door providing access to the rear garden.

Bedroom one, located to the front of the property, is a generously sized double bedroom which enjoys carpeted flooring, a recessed storage cupboard and uPVC double-glazed windows to the front/side elevations.

Bedroom two is another generously sized double bedroom which enjoys carpeted flooring, a recessed storage cupboard and a uPVC double-glazed window to the front elevation.

Bedroom three is a spacious double bedroom which enjoys parquet wood block flooring and a uPVC double-glazed window to the side elevation.

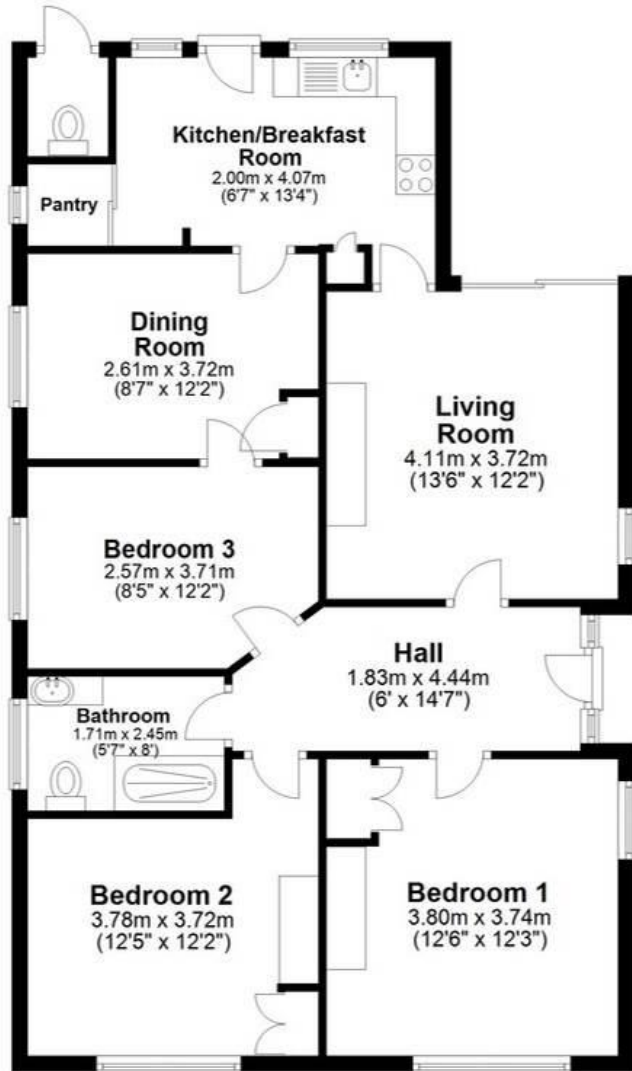
The family bathroom has been fitted with a 3-piece white suite comprising: a large glass shower cubicle with an electric 'Mira' shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, a wall-mounted radiator and an obscured uPVC double-glazed window to the side elevation.

The boiler room/cloakroom further benefits from an outside toilet and houses the wall mounted 'Ideal' combi boiler.



Ground Floor

Approx. 99.5 sq. metres (1071.2 sq. feet)



Total area: approx. 99.5 sq. metres (1071.2 sq. feet)

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



GARDENS AND GROUNDS

29 Augusta Road is approached off the road onto a gated driveway providing parking for several vehicles beyond which is a single detached garage.

The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. The impressive, large rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs, borders and fruit trees. A large patio area and a chippings area provides ample space for outdoor entertaining and dining. The rear garden also benefits from a composite freestanding shed (9'5" x 12'10").

NB

The property benefits from detailed planning permission for a single-storey extension and alteration to the internal layout - Planning Reference - 2019/00090/FUL.

SERVICES AND TENURE

Freehold.

All main services connected.

The property benefits from an alarm system.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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

