



14 Cae Gwyn  
Penarth, CF64 3JY

**WATTS & MORGAN** 160  
YEARS



# 14 Cae Gwyn

Penarth, CF64 3JY

£330,000 Freehold

## 3 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to market this spacious three bedroom, semi-detached family home situated at the end of a quiet cul-de-sac. Conveniently located to Cosmeston Country Park, Penarth Town Centre and the M4 Motorway. In catchment for Victoria and Stanwell Schools. The accommodation briefly comprises: entrance hall, a dual aspect living room, dining room, kitchen, conservatory, cloakroom. First floor landing, a spacious master bedroom with an en-suite shower room, two further double bedrooms and a family bathroom. Externally the property enjoys beautifully landscaped front and rear gardens, off-road parking and a detached single garage to the rear. EPC Rating: 'C'.

### Directions

- Penarth Town Centre 1.2 miles
- Cardiff City Centre 3.6 miles
- M4 (J33) 9.7 miles

Your local office: Penarth

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## Summary of Accommodation

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### GROUND FLOOR

Entered via a glazed uPVC door into a welcoming entrance hall which benefits from vinyl wood effect flooring and a carpeted staircase leading to the first-floor landing.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a wash-hand basin and a WC. The cloakroom further benefits from tiled flooring and an obscured uPVC double glazed window to the front elevation.

The spacious dual aspect living room enjoys carpeted flooring, a central feature electric fireplace and two uPVC double glazed windows to the front and rear elevation.

The dining room (currently being used as an office) enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

The spectacular kitchen showcases a range of base and wall units with granite worksurfaces. Integral appliances to remain include: an 'AEG' microwave, an 'AEG' electric oven, an 'AEG' induction hob with a 'Zanussi' extractor fan over, a 'Beko' fridge and freezer and a wine cooler. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, tiled splashbacks, a bowl and a half enamel sink and a uPVC double glazed window overlooking the rear garden.

The conservatory enjoys uPVC double glazed windows to the rear/side elevation with 'Sanderson' fitted blinds, wood effect tiled flooring and uPVC French doors providing access out to the rear garden.

### FIRST FLOOR

The first floor landing enjoys continuation of carpeted flooring, a loft hatch providing access to the loft space, a uPVC double glazed window to the rear elevation and an airing cupboard housing the 'Baxi' combi boiler.

The spacious master bedroom is a generously sized double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising: a glazed corner shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring and an obscured uPVC double glazed window to the rear elevation.

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

Bedroom three is a generously sized double bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a wash-hand basin and a WC. The bathroom further benefits from carpeted flooring, partially tiled splashback and an obscured uPVC double glazed window to the front elevation.

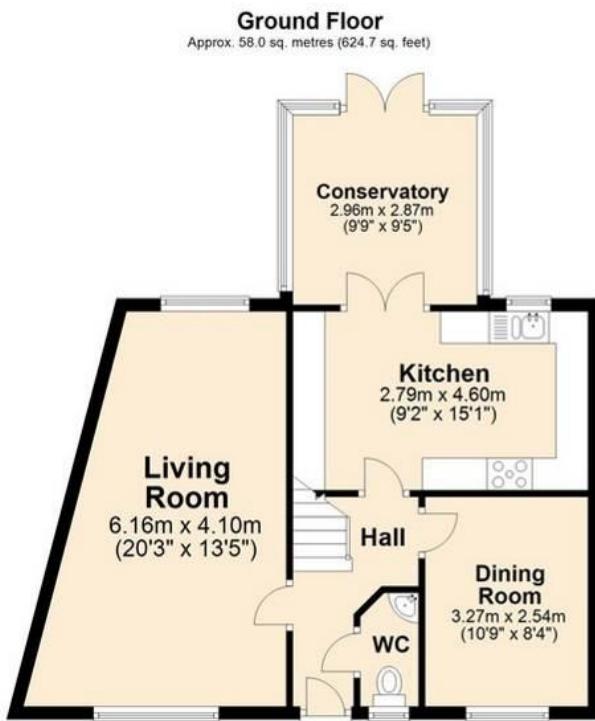
### GARDENS AND GROUNDS

14 Cae Gwyn is situated at the end of a quiet cul-de-sac and is approached off the road onto a private driveway providing parking for several vehicles beyond which is a single detached garage. The low maintenance front garden enjoys a variety of mature shrubs and borders. The beautifully landscaped rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. A rear pedestrian gate provides access onto the driveway.

### SERVICES AND TENURE

All mains services connected. Freehold.





Total area: approx. 121.8 sq. metres (1311.5 sq. feet)

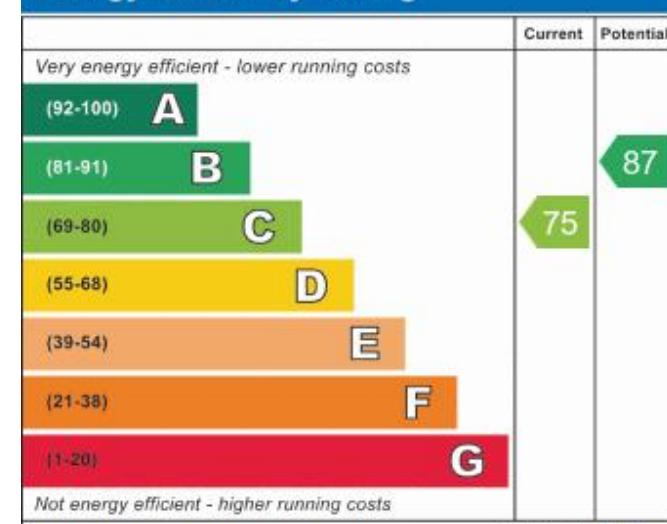
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



**Garage**  
Approx. 14.8 sq. metres (159.2 sq. feet)



### Energy Efficiency Rating



**Bridgend**

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