



14 Cae Gwyn
Penarth, CF64 3JY





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£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 |
-

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Summary of Accommodation

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.

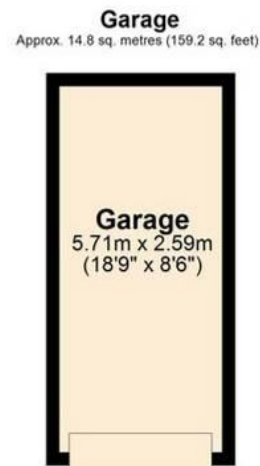
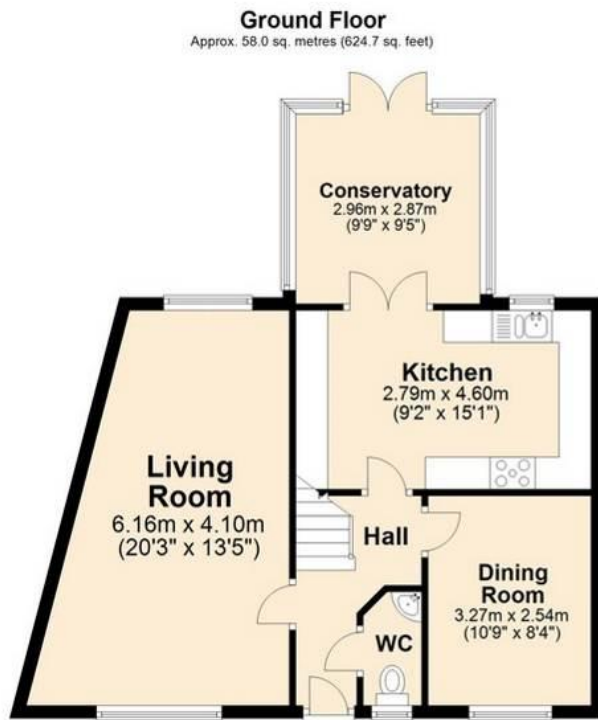
GARDENS AND GROUNDS

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

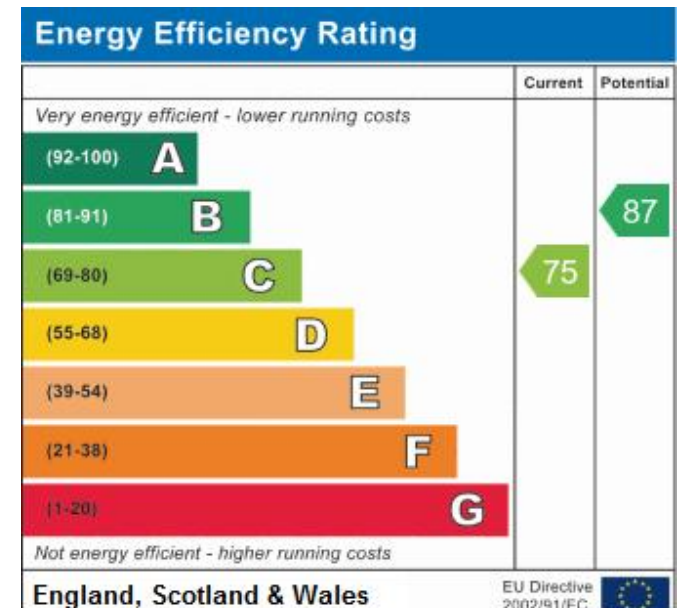
All mains services connected. Freehold.





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

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



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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