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Established 150 Years
1857 ~ 2007


13 Paget Terrace, Penarth, Vale of Glamorgan.



A traditional three storey bay fronted terraced property with superb views over Cardiff Bay. The property comprises entrance porch, entrance hall, large living room, dining room, kitchen and cloakroom. Two double bedrooms, family bathroom to first floor. Large master bedroom with ensuite with views over Cardiff Bay to second floor. Enclosed rear courtyard garden to rear. EPC- D.

Guide Price £435,000 Freehold

Ref: 17739



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13 Paget Terrace, Penarth.

ACCOMMODATION

ENTRANCE PORCH

Entered via a solid door with decorative glazed panel and coved ceiling.

ENTRANCE HALL

Fitted carpet, stairs to first and second floors, under stairs cupboard, coved ceiling and feature radiator.

LIVING ROOM 13' 5" x 27' 8" (4.11m x 8.45m)

An open plan room with Upvc double-glazed bay window with views over Cardiff Bay and beyond to front and Upvc double-glazed window to rear, fitted carpet, coved ceiling, BTU and TV points and radiators.

DINING ROOM 11' 7" x 14' 5" (3.55m x 4.41m)

Fitted carpet, Upvc double-glazed window to side, large storage cupboard and feature radiator.

KITCHEN 11' 7" x 16' 1" (3.55m x 4.92m)

Fitted floor and wall units comprising cupboards and drawers, worktop over with 1 1/2 sink drainer unit, mixer tap over and tiled splash back, range cooker with 6 gas burners and double oven and grill with cooker hood over, space for fridge/freezer, space and plumbing for washing machine and tumble dryer. Upvc double-glazed window to side, Upvc glazed panel door to side, tile effect laminated floor and inset ceiling spot lights.

CLOAKROOM

A white suite comprising low-level WC, wash hand basin, tiled floor and half tiled walls, obscured Upvc double-glazed window to side.

FIRST FLOOR

LANDING

Fitted carpet, feature radiator and stairs to second floor.

BEDROOM TWO 18' 9" x 11' 9" (5.73m x 3.59m)

Fitted carpet, two Upvc double-glazed windows to front with superb panoramic views over Cardiff Bay and beyond, fitted wardrobes, decorative coved ceiling, four wall lights and radiator.

BEDROOM THREE 12' 5" x 11' 7" (3.80m x 3.55m)

Fitted carpet, Upvc double-glazed window to rear, coved ceiling and radiator.

BATHROOM 10' 8" x 15' 5" (3.26m x 4.71m)

A white bathroom suite comprising panelled bath, wash hand basin, large walk-in shower cubicle with glazed screen and low-level WC and heated towel rail. Tiled floor and walls, three obscured double-glazed windows to side, inset ceiling spot lights and radiator. Cupboard with gas combi boiler.

SECOND FLOOR

LANDING

Large storage cupboard and 'Velux' roof light.

BEDROOM ONE 13' 7" x 17' 1" (4.15m x 5.22m)

A spacious open bedroom with Upvc picture window to front with superb views over Cardiff bay and beyond, Upvc double-glazed window to rear, a range of fitted wardrobes, fitted carpet, two wall lights, coved ceiling, inset ceiling spot lights and radiator.

ENSUITE 8' 9" x 5' 1" (2.69m x 1.56m)

A white suite comprising shower cubicle with glazed shower screen, low-level WC and pedestal wash hand basin. Heated chrome towel rail, tiled floor and walls, inset ceiling spot lights and Upvc obscured double-glazed window to rear.



OUTSIDE

A large decked patio, paved patio, pedestrian access to rear lane and outside tap.

COUNCIL TAX

We have verbally informed by the Vale of Glamorgan Council that the property is within Band F.

POST CODE

CF64 1DR

MEASUREMENTS

All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

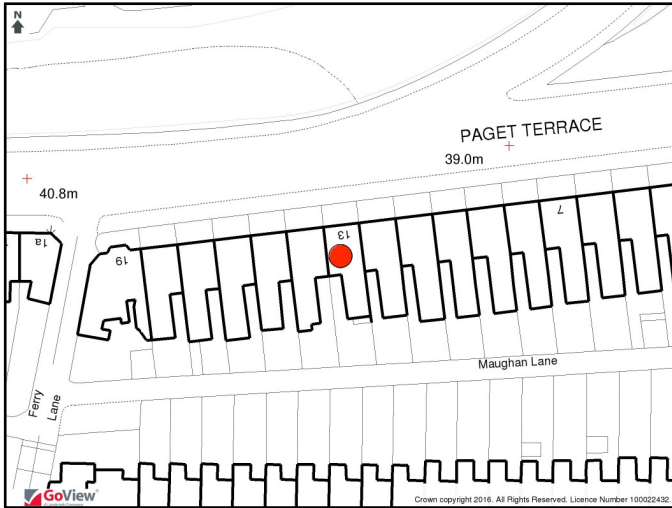
ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

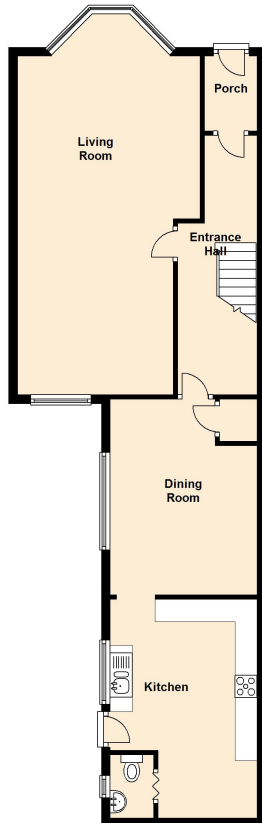
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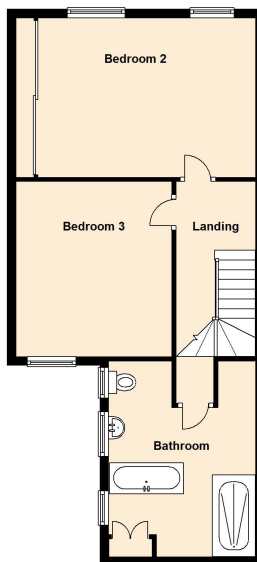




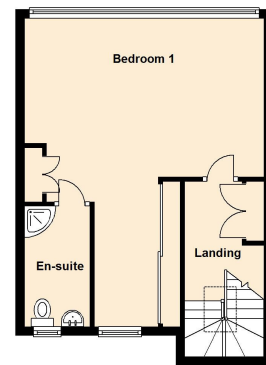
Ground Floor
Approx. 73.5 sq. metres (791.0 sq. feet)



First Floor
Approx. 56.4 sq. metres (607.0 sq. feet)



Second Floor
Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 168.8 sq. metres (1817.1 sq. feet)



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