



2 Victoria Avenue  
Penarth, CF64 3EN





## 2 Victoria Avenue Penarth, CF64 3EN

£969,000 Freehold

**7 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are delighted to market this spacious and versatile seven bedroom semi-detached family home located a short walk from Penarth Town Centre and in catchment for Stanwell School. Retaining many original features the property briefly comprises: entrance porch, hallway, living room, dining room, kitchen/breakfast room, utility room and downstairs doakroom. First floor landing, three double bedrooms, bathroom, shower room and a cloakroom. Second floor landing and four further double bedrooms. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles and beautifully landscaped front and rear gardens. EPC Rating 'D'.



### Directions

- Penarth Town Centre 0.2 miles
- Cardiff City Centre 4.1 miles
- M4 (J33) 9.9 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via a solid wooden door into a porch enjoying original tiled flooring, decorative cornice detailing and two obscured uPVC double glazed windows to the side/rear elevations. The hallway enjoys wood flooring, decorative cornice detailing and a carpeted staircase leading to the first floor.

The bay fronted living room benefits from continuation of wood flooring, a central feature gas fireplace, picture rails, decorative cornice detailing and uPVC double glazed windows to the front elevation.

The dining room enjoys continuation of wood flooring, a central feature open fireplace with a marble surround, picture rails, decorative cornice detailing and a uPVC double glazed window to the front elevation.

The kitchen has been fitted with a range of base units with roll top laminate work surfaces. Integral appliances to remain include; an electric 'Belling' oven with a 5-ring gas hob and a 'Rangemaster' extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, two recessed storage cupboards and a uPVC double glazed window to the rear elevation.

The utility room benefits from tiled flooring, space and plumbing has been provided for freestanding white goods. The utility room further benefits from a wall mounted 'Ideal' boiler, a wall mounted alarm system, a ceiling airer and an obscured uPVC double glazed window to the side elevation and a partially obscured glazed uPVC door providing access to the rear garden.

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 continuation of tiled flooring, partially tiled splashback and an obscured uPVC double glazed window to the side elevation.

### FIRST FLOOR

The first floor landing enjoys tiled flooring, decorative cornice detailing two uPVC double glazed windows to the side elevation and a carpeted staircase leading to the second floor.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a central feature cast iron fireplace with a tile hearth, decorative cornice detailing and a uPVC double glazed window to the front elevation.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring, a central feature cast iron fireplace with a tile hearth, decorative cornice detailing and three uPVC double glazed windows to the front/side elevations.

Bedroom three is another double bedroom and benefits from carpeted flooring, a central feature cast iron fireplace with a tile hearth, decorative cornice detailing, a recessed storage cupboard housing the hot water cylinder, a wash-hand basin with partially tiled splashback and uPVC double glazed window to the rear elevation.

The bathroom has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a freestanding roll top bath with a hand-held shower attachment. The bathroom further benefits from tiled flooring, decorative wall panelling, a wall mounted towel radiator and an obscured uPVC double glazed window to the rear elevation.

The shower room has been fitted with a 2-piece white suite comprising; a corner walk-in glass shower cubicle with a thermostatic rainfall shower over and a pedestal wash-hand basin. The shower room further benefits from tiled flooring, decorative wall panelling and an obscured uPVC double glazed window to the rear elevation.

The cloakroom serving the first floor accommodation has been fitted with a WC and benefits from tiled flooring and an obscured uPVC double glazed window to the side elevation.



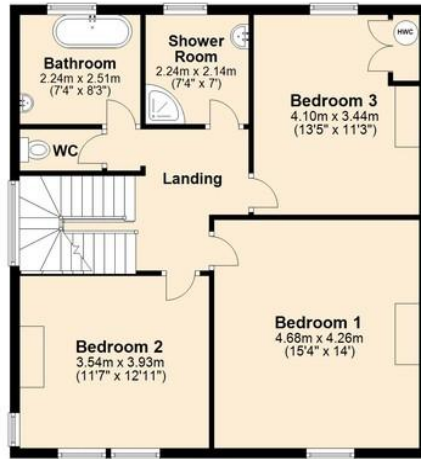
**Ground Floor**

Approx. 77.7 sq. metres (836.7 sq. feet)



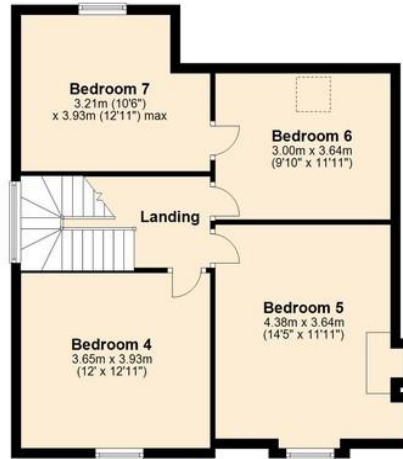
**First Floor**

Approx. 73.8 sq. metres (794.6 sq. feet)



**Second Floor**

Approx. 62.6 sq. metres (674.0 sq. feet)



Total area: approx. 214.2 sq. metres (2305.4 sq. feet)

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

**SECOND FLOOR**

The second floor landing enjoys tiled flooring and a loft hatch providing access to the loft space.

Bedroom four is a double bedroom enjoying carpeted flooring, exposed wooden beams and a uPVC double glazed sash window to the front elevation.

Bedroom five is another double bedroom and benefits from carpeted flooring, a feature cast iron fireplace, exposed wooden beams and a uPVC double glazed window to the front elevation.

Bedroom six enjoys carpeted flooring, a feature cast iron fireplace, a door providing access to eaves storage, exposed wooden beams and a 'Velux' roof light.

Bedroom seven is a further double bedroom benefiting from carpeted flooring, exposed wooden beams and a single glazed wooden sash window to the rear elevation.

**GARDENS AND GROUNDS**

2 Victoria Avenue is approached off the road onto a block paved driveway providing off-road parking for several vehicles. The front garden is predominantly laid to lawn with a variety of mature shrubs, borders and a Monkey Puzzle Tree. The beautifully landscaped, south west facing walled garden is predominantly laid to lawn with a variety of mature shrubs and borders. A block paved patio area provides ample space for outdoor entertaining and dining. The property further benefits from a two brick built storage sheds and a dual access wooden shed providing storage and access to the rear lane.

**SERVICES AND TENURE**

All mains services connected. Freehold.

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



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