WATTS & MORGAN

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Established 1857

‘Larwood’, 1 Paget Terrace, Penarth, Vale Of Glamorgan.

A spacious five bedroom semi detached property with views over Cardiff Bay and beyond. The property comprises entrance porch, entrance hall, living room, sitting room, dining room, kitchen and utility room. Three double bedrooms, bathroom and separate WC to first floor with two further double bedrooms to second floor. Garden to side and front, single garage to side. No Chain. EPC - E.

Guide Price - £365,000 Freehold

SITUATION

Penarth Town is known locally as 'The garden by the sea' and offers a range of good quality shops, a public library, leisure centre and various sporting clubs and has managed to preserve its special Victorian character, and remains a seaside Town of considerable charm and elegance. There are walks along the cliff tops and leisurely walks in Windsor Gardens, the Seafront Park, with views across the Bristol Channel to the Somerset coast. "The Vale" as it is often known, offers attractive countryside, a mixture of sandy and stony beaches along the Heritage Coast Conservation Area and a good range of leisure and country pursuits.

Local schools are Evenlode Primary and Stanwell School voted by the Schools Inspectorate as "an exceptionally good school and very successful school". A short distance from Cardiff City Centre which offers an array of leading stores, restaurants, cafes and bars plus the exciting night life.

Penarth has easy access to the M4 motorway via the A4232 to Junction 33 approximately 9 miles to the north with Cardiff International airport approximately 9 miles to the west. Penarth train station gives a regular service to Cardiff Central, which provides a service to London every 30 minutes.

ACCOMODATION

ENTRANCE PORCH
Entered via an Upvc obscured double-glazed panel door, Upvc obscured double-glazed window to side. Tile effect vinyl flooring.

ENTRANCE HALL
Stairs to first and second floors, under stairs storage, fitted carpet, coved ceiling and radiator.

LIVING ROOM 12' 0" x 18' 2" (3.66m x 5.54m)
Feature bay window to side with Upvc double-glazed windows, fire surround, wood effect laminated flooring, two wall lights, decorative coved ceiling, BT and TV points and radiator.

SITTING ROOM 11' 7" x 11' 10" (3.55m x 3.63m)
Fitted carpet, decorative fire place and surround, Upvc double-glazed window to side, two wall lights, coved ceiling and radiator.

DINING ROOM 16' 7" x 10' 7" (5.07m x 3.24m)
Two Upvc double-glazed windows to front, fitted carpet, coved ceiling, BT and TV points and radiator.

REAR HALLWAY
Upvc obscured double-glazed panel door to rear, tile effect vinyl flooring.

UTILITY ROOM 6' 3" x 10' 7" (1.91m x 3.24m)
Space and plumbing for washing machine and tumble dryer with worktop over with stainless steel sink drainer unit, Upvc obscured double-glazed window to front. Tile effect vinyl flooring.

KITCHEN 12' 2" x 11' 1" (3.72m x 3.40m)
Floor and wall units comprising of cupboards and drawers, work top over, 1 1/2 sink drainer unit with mixer tap over. Integrated appliances include oven/grill, ring gas hob with stainless steel cooker hood over, space for dish washer. Upvc obscured double-glazed panel door to front, Upvc double-glazed window to front and radiator.

FIRST FLOOR

LANDING
A split landing with fitted carpet, storage cupboard, Upvc double-glazed windows to front with views over Cardiff Bay and beyond, Upvc double-glazed window to rear.

SEPARATE WC
A white suite comprising, low-level WC, wash hand basin set with vanity unit with cupboards under, tile effect vinyl flooring, Upvc obscured double-glazed window to front.

BEDROOM ONE 11' 9" x 18' 3" (3.59m x 5.58m)
Upvc double-glazed window to front with views over Cardiff Bay and beyond, two Upvc double-glazed windows to side, fitted carpet, two wall lights, coved ceiling and radiator.

BEDROOM TWO 11' 11" x 11' 11" (3.64m x 3.65m)
Fitted carpet, feature fireplace and surround, Upvc double-glazed window to side and radiator.

BEDROOM THREE 11' 3" x 7' 4" (3.44m x 2.25m)
Upvc double-glazed windows to front with views over Cardiff Bay and beyond, fitted carpet and radiator.

BATHROOM 6' 7" x 10' 4" (2.02m x 3.17m)
A white suite comprising panelled bath with electric shower over, low-level WC, pedestal wash hand basin, Upvc obscured double-glazed window to front, vinyl flooring, tiled walls, airing cupboard with 'Baxi' gas boiler and radiator.

SECOND FLOOR

LANDING
Fitted carpet, Upvc double-glazed windows to front with views over Cardiff Bay and beyond, attic access and radiator.

BEDROOM FOUR 9' 1" x 18' 4" (2.79m x 5.59m)
Upvc double-glazed windows to front with views over Cardiff Bay and beyond, Upvc double-glazed window to side, fitted carpet, inset ceiling spot lights and radiator.

BEDROOM FIVE 9' 6" x 11' 10" (2.91m x 3.63m)
Fitted carpet, 'Velux' roof light to side, inset ceiling spot lights, eaves storage and radiator.

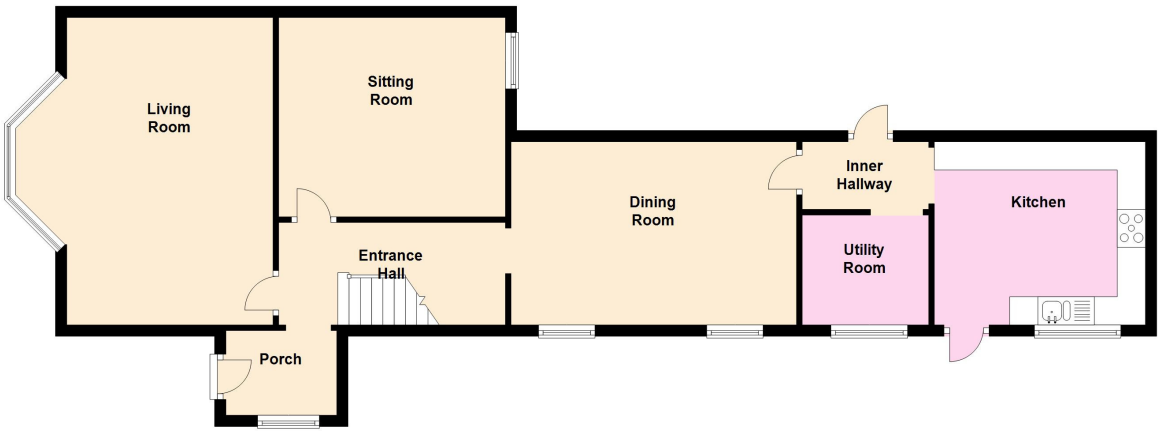
OUTSIDE
Enclosed garden to front and side. To the side there is a crazy paved patio with mature flower and shrub borders. To the front there is an area to astro turf and also a concrete hand standing which could be used for off street parking. Single garage with up and over door. outside light.

COUNCIL TAX
We are verbally informed by the Vale of Glamorgan that the property is within Band G.

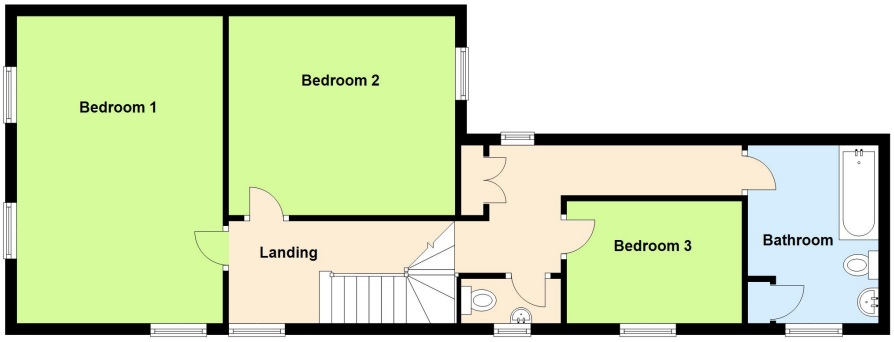
POST CODE
CF64 1DR

Floor Plans

Ground Floor



First Floor



Second Floor

These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.

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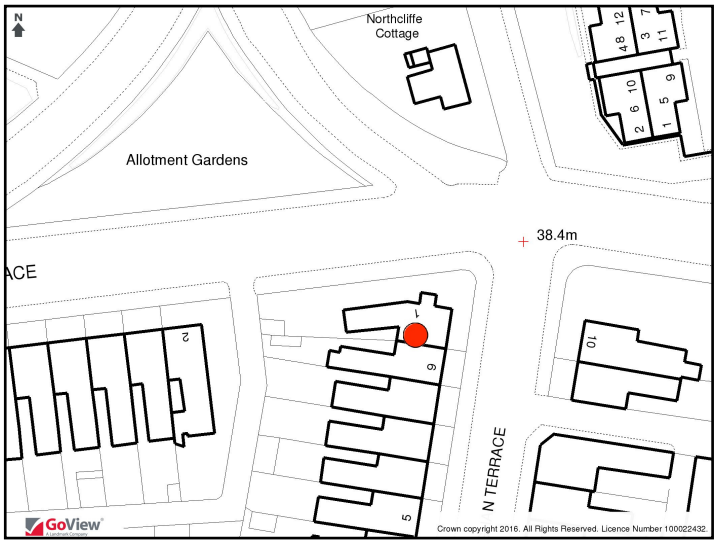
Maps


Northcliffe Cottage
Allotment Gardens
38.4m
N TERRACE
GoView
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JOHN BATCHELOR WAY
Portway Marina
Lock
Car Park
Locks
PENARTH PORTWAY
PAGET ROAD
LIFFE DR
ROYAL CLOSE
QUEEN'S ROAD
LORD STREET
JOHN STREET
CORONATION TERRACE
CHAPELL
KING STREET
PEMBROKE T
ST AUGUSTINE'S RD
Sch
Ysgol
SALOP PLACE
HIGH STREET
SALOP STREET
GLEBE STREET
BROMFIELD
BELLE VUE TERR
Belle Vue
CHURCH PL SOUTH
UPPERCLIFF
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