



Augusta Road, Penarth, CF64 5RJ

welcome to

Augusta Road

A greatly and tastefully extended detached residence set in this very attractive plot within very close proximity to Stanwell & Evenlode schools offering a very versatile accommodation comprising, five receptions, five bedrooms all ensuite, roof terrace, heated swimming pool, ample parking & garage



Entrance Porch

Travertine stone flooring, two double glazed window to side, wooden door with stained glass window to reception hall.

Reception Hall

10' 6" x 11' 7" (3.20m x 3.53m)

Wood block flooring, picture rail, wooden door with stained glass to cloakroom. Door to inner hall leading to the family room.

Cloakroom

Wash and basin, low level wc, ceramic flooring.

Lounge

15' 8" Max x 13' 11" (4.78m Max x 4.24m)

Double glazed bay window to front, feature fire surround, gas fire, picture rail, radiator, TV point

Sitting Room

14' 6" Max x 12' (4.42m Max x 3.66m)

Double glazed window to front, picture rail, radiator, TV point.

Office/bedroom Five

13' 11" x 11' 10" (4.24m x 3.61m)

Double glazed window to side, fire surround with gas fire, picture rail, radiator.

Wet Room

8' 4" x 6' 11" (2.54m x 2.11m)

Fully tiled, wash hand basin with vanity cabinet, low level wc, heated towel rail shower area.

Living Room/diner

23' 7" Max x 18' 3" Max (7.19m Max x 5.56m Max)

Open plan living room, two set of french door to the rear garden, four double glazed window to rear, feature fire place, TV point, arch to kitchen & breakfast room.

Kitchen/breakfast Room

20' 5" x 17' 4" (6.22m x 5.28m)

Fully fitted with wall and base units partially tiled, plumbing for washing machine, space for range cooker and fridge freezer, tile splash backs, double glazed window to rear, two radiators, double glazed patio to rear garden, arch to utility room.

Utility Room

9' x 8' 10" (2.74m x 2.69m)

Plumbing for washing machine, facilities for tumble dryer, hot water tank, fitted units and work top, one and half sink and drainer, obscured double glazed window to side , upvc door to front, access to loft via ladder with power and light , mostly boarded.



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Inner Hall

Wooden glazed door to corridor, feature glass block, double wooden glazed door into family room.

Family Room

28' 10" x 22' 7" (8.79m x 6.88m)

Double glazed bay fronted window, four radiators, upvc door to side, door to garage and conservatory, spiral stair way to first floor.

Conservatory

14' 1" x 9' 10" (4.29m x 3.00m)

Vaulted ceiling, double glazed french door to the rear garden, door to side, travertine flooring, four sky light, radiator.

Main Landing

14' 8" x 18' 5" Max (4.47m x 5.61m Max)

Spilt level landing, two sky light, nautical leaded style window to front, radiator step to upper landing.

Upper Landing

17' 1" x 6' 4" (5.21m x 1.93m)

Two sky light access to master bedroom and bedroom two.

Main Landing

14' 8" x 18' 5" Max (4.47m x 5.61m Max)

Spilt level landing, two sky light, nautical leaded style window to front, radiator step to upper landing. Access to bedroom three & four.

Master Bedroom

16' 9" x 12' 6" (5.11m x 3.81m)

Two double glazed french door to roof terrace, range of fully fitted wardrobes, inset light, door to en suite, radiator.

Roof Terrace

22' 8" x 10' 4" (6.91m x 3.15m)

Enclosed with wrought iron railing overlooking the pool and garden.

Ensuite

Spa bath with shower over, sky light, wash hand basin with vanity cabinet, low level wc, sky light, partially tiled, extractor fan, heated trowel rail, inset light.

Bedroom Two

10' 8" x 7' 7" (3.25m x 2.31m)

Double glazed window to side, double glazed sky light to side, double glazed French door into roof terrace, radiator, door to ensuite.

Ensuite

Paneled bath, wash hand basin, low level wc, heated towel rail pitch roof, nautical style leaded window to front

Bedroom Three

16' Max x 14' 8" Max (4.88m Max x 4.47m Max)

Double glazed sky light window to rear, double glazed window to front, access into eaves, radiator, restricted head height, door to en suite.

Ensuite

Shower cubicle, wash hand basin, low level wc, heated towel rail

Bedroom Four

Irregular Shaped Room 10' 9" Max x 12' Max (3.28m Max x 3.66m)

Double glazed window to rear, radiator, fitted wardrobes, door to ensuite.

Front Garden

Fully paved drive with dual access, partially enclosed with low level wall and wrought iron railings, storm porch, outside light, mature shrubs and climbers.

Rear Garden

South facing garden partially laid to lawn, spacious decking area with heated swimming pool, the garden is secluded and enclosed with matures trees, hedging and fencing. storage shed and pool room, raised patio, outside tap and light, shrubs and flower borders.

Garage

21' 5" x 9' 11" (6.53m x 3.02m)

Roller shutter door, power and light, shelvings, ceramic flooring, Belfast style sink.

welcome to Augusta Road

- Outstanding Detached Residence
- Five Reception Rooms
- Five Bedrooms Four Ensuites & Wet Room
- Enclosed with Heated Swimming pool
- Approx 4000 Square Foot. No Chain !

Tenure: Freehold EPC Rating: D

£900,000



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postcode not the actual property

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