

18 Paget Terrace

Penarth, Vale of Glamorgan, CF64 1DR



A spacious and versatile period terraced home with fabulous views across Cardiff from the front and a south facing garden to the rear. The property offers accommodation over three floors comprising two reception rooms, a kitchen / diner, utility room and shower room on the ground floor along with three bedrooms, bathroom and WC on the first floor and a further three bedrooms above. The property retains a lot of original features and is in good order throughout with further potential for upgrading and decoration to suit a number of requirements. Viewing advised. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£585,000

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Accommodation

Ground Floor

Porch 3' 10" x 4' 7" (1.17m x 1.4m)

Wooden double glazed panel front door. High ceiling with original cornice. Original timber glazed panel inner door. Electric light.

Entrance Hall

Tiled floor. Original cornice, arch, deep skirting boards, staircase to the first floor and timber doors to the reception rooms and kitchen / diner. Power point. Under stair cupboard.

Living Room 14' 7" x 15' 1" (4.45m x 4.6m)

An attractively remodelled main living room with new wooden double glazed sash bay window to the front. New oak herringbone parquet flooring. Original cornice, ceiling rose, deep skirting boards and picture rails. Two period style central heating radiators. Chesneys wood burning stove, with limestone fire surround and matching hearth and slips. Power points and TV point.

Play Room 11' 11" plus recess x 11' 5" (3.63m plus recess x 3.49m)

Accessed from the hallway and opening into the kitchen / diner. Laminate floor. Original cornice, deep skirting boards and ceiling rose. Central heating radiator. Power points and TV point. uPVC double glazed doors into the kitchen.

Kitchen / Diner 19' 8" x 14' 5" (6m x 4.39m)

An excellent family space with kitchen and dining / living areas. A traditional fitted kitchen with cream shaker style doors and wooden work surfaces including a central island with stainless steel sink and drainer along with dishwasher. Range cooker with five burner gas hob and electric hot plate, double electric oven, grill and warming drawer. Fitted extractor hood over. Integrated double fridge freezer. Recessed lights throughout. Tiled floor with under floor heating. Power points. uPVC double glazed roof over the dining / living area and with door and windows into the garden. Fitted solar powered blinds. Part tiled walls. Door to the rear into the utility room. Power points and TV point.

Utility Room 10' 10" x 9' 8" (3.29m x 2.94m)

Vinyl floor. Fitted work surface. Plumbing for washing machine. Velux window. And two uPVC double glazed windows to the side. Power points. Fitted wall cabinets. Door to the Wet room.

Shower Room / WC 3' 5" x 5' 7" (1.05m x 1.71m)

Vinyl floor. Shower, WC and wash hand basin. Heated towel rail. Velux window.

First Floor

Landing

Fitted carpet to the stairs and landing. Coved ceiling. Original staircase continues to the second floor. Doors to all first floor bedrooms, bathroom and WC. Power points. Central heating radiator. Built-in cupboard with gas boiler and hot water cylinder.

Bedroom 1 19' 1" x 11' 7" (5.82m x 3.52m)

Main double bedroom with uPVC double glazed window looking over Cardiff Bay and an en-suite shower room. Fitted carpet. Extensive fitted wardrobes with mirrored sliding doors to one wall. Central heating radiator. Power points. Original cornice and ceiling rose.

En-Suite 5' 3" x 6' 6" (1.61m x 1.97m)

Vinyl floor. Suite comprising a steam shower cubicle, WC and wash hand basin with storage below. Heated towel rail. Original cornice and picture rails. uPVC double glazed window to the front with fitted vertical blinds.

Bedroom 2 12' 8" x 11' 6" (3.85m x 3.5m)

Double bedroom, currently used as a sitting room. Fitted carpet. uPVC double glazed window to the rear. Central heating radiator. Power points and TV point.

Bedroom 3 *10' 8" into recess x 11' 0" (3.26m into recess x 3.35m)*

Double bedroom with uPVC double glazed window to the rear of the property. Fitted carpet. Central heating radiator. Power points. Hatch to the rear loft space.

Bathroom *7' 5" x 7' 10" (2.26m x 2.39m)*

A family bathroom with suite comprising a panelled P-shaped bath with mixer shower and glass screen, WC and wash hand basin with storage below. Additional matching storage cupboards and fitted mirror. uPVC double glazed window to the side. Heated towel rail. Extractor fan. Plastic clad walls.

WC *4' 6" x 2' 8" (1.36m x 0.81m)*

An additional, separate WC. WC and wash hand basin with storage below. Part timber clad walls. uPVC double glazed window to the side.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Built-in cupboard with fitted shelving. Doors to three bedrooms.

Bedroom 4 *8' 10" x 11' 4" (2.68m x 3.45m)*

Double bedroom with uPVC double glazed window to the front giving impressive panoramic views across Cardiff and beyond. Built-in cupboard with fitted shelf and rail. Recessed lights. Central heating radiator. Fitted carpet. Power points.

Bedroom 5 *8' 8" x 11' 3" (2.64m x 3.44m)*

Another front facing bedroom, once again with views over Cardiff. Fitted carpet. Central heating radiator. Power points.

Bedroom 6 *11' 11" x 8' 8" maximum (3.62m x 2.64m maximum)*

Double bedroom to the rear of the property with uPVC double glazed window overlooking the garden. Fitted wardrobes with mirrored sliding doors. Fitted carpet. Central heating radiator. Power points. Recessed lights.

Outside

Front

A raised forecourt laid to slate chippings. Steps leading up to the front door.

Rear Garden

An enclosed rear garden on two level with patio accessed from the utility room and dining area and steps up to the upper level. The upper level is laid to artificial grass and has gated access to the rear lane. Outside tap (on lower level).

Additional Information

Tenure

The property is held on a freehold basis (WA820084).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,338.40 for the year 2024/25.

Approximate Gross Internal Area

1894 sq ft / 176 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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