

# 9 Paget Terrace

Penarth, Vale of Glamorgan, CF64 1DR



A stunning four bedroom Victorian terraced house, packed with original features, fully renovated by the current owners and boasting wonderful water views across Cardiff from all front facing rooms. This property offers spacious living accommodation including a porch, living room, cloakroom and kitchen / diner on the ground floor, three bedrooms and two bathrooms on the first and an impressive master bedroom with en-suite and walk-in wardrobe on the top floor. There is a raised patio to the front which takes in the water views and an enclosed, low maintenance rear garden with southerly aspect. Sold with no onward chain. Viewing advised. EPC: D.

**David  
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Your local Estate Agent & Chartered Surveyor

**£625,000**

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## Accommodation

### Ground Floor

#### **Porch** 3' 10" x 4' 0" (1.16m x 1.23m)

Composite front door with double glazed panel. Fitted doormatt. Original moulded cornice. Electric light. Low level gas meter cupboard. Wooden inner door with glazed panel.

#### **Entrance Hall**

Wood effect LVT flooring throughout. Central heating radiator. Original moulded cornice, arch and deep skirting boards. Power points. Under stair cupboard and additional utility cupboard with power points and plumbing for a washing machine. Doors to the living room, cloakroom and kitchen / diner.

#### **Living Room** 14' 10" max x 26' 11" into bay (4.52m max x 8.2m into bay)

An open plan space, originally two rooms, with a uPVC double glazed sash bay window to the front that provides magnificent water views across Cardiff. Fitted carpet. Wood burning stove to one chimney breast and TV points, bracket and storage to the other. Fitted cupboards and shelving. Two central heating radiators. Power points. Original features including the deep skirting boards, moulded cornice and two ceiling roses.

#### **Cloakroom** 3' 7" x 5' 3" (1.09m x 1.6m)

Wood effect LVT floor continued from the cloakroom. WC and wash hand basin with storage below. Central heating radiator. Fitted mirror. Recessed light and extractor fan.

#### **Kitchen / Diner** 17' 6" max x 23' 9" max (5.33m max x 7.23m max)

An impressive, extended family space to the rear of the property with three pane bi-fold doors into the garden. Wood effect LVT flooring continued from the hall. Fitted kitchen comprising base units and tall cupboards with white gloss handleless doors and corian work surfaces. Integrated AEG appliances including oven, grill and induction hob. Elica extractor hood. Integrated dishwasher, fridge and freezer. Fitted wine storage and cooler. One and a half bowl stainless steel sink with drainer. uPVC double glazed windows to the rear. Four Velux windows. Recessed lights and feature pendant lighting. Power points. Part slate tiled walls. Two central heating radiator.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Stairs to the second floor. Power points. Doors to three bedrooms and the bathroom.

#### **Bedroom 2** 19' 0" into recess x 11' 7" max (5.8m into recess x 3.53m max)

Double bedroom to the front of the property with two uPVC double glazed sash windows to the front with excellent views over Cardiff and Fitted Venetian blinds. Fitted carpet. Original moulded cornice and ceiling rose. Period style cast iron fire grate. Power points. Two central heating radiators.

#### **Bedroom 3** 12' 11" into recess x 8' 0" (3.94m into recess x 2.44m)

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator.

#### **Bathroom** 8' 11" x 5' 8" (2.71m x 1.73m)

Tile effect laminate flooring. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Heated towel rail. Part tiled walls. Recessed lights and extractor fan. Fitted mirror and tall cupboard.

#### **Bedroom 4** 10' 3" x 11' 10" max (3.13m x 3.61m max)

Double bedroom with en-suite shower to the rear of the property. Fitted carpet. Two uPVC double glazed windows. Central heating radiator. Built-in wardrobe and high level cupboards. Power points and TV point. Recessed lighting.

#### **En-Suite** 10' 4" x 3' 6" (3.14m x 1.06m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with electric shower, WC and wash hand basin with storage below. Recessed lights. Extractor fan. Fitted mirror with light.

## Second Floor

### **Bedroom 1** 18' 5" x 16' 8" (5.62m x 5.08m)

A very spacious master bedroom with walk-in wardrobe, en-suite bathroom and the most impressive panoramic water views across Cardiff and the Bristol Channel. Fitted carpet. Fitted wardrobes. Recessed lights. Central heating radiator. Power points and TV point. Hatch to the loft space. The walk-in wardrobe measures Xm x Xm and has fitted storage, central heating radiator, power points and uPVC double glazed window to the rear.

### **En-Suite** 8' 10" x 5' 9" (2.69m x 1.74m)

A fully tiled shower room with Suite comprising a large walk-in shower, WC and wash hand basin. Heated towel rail. Recessed lights and extractor fan. uPVC double glazed windows to the rear. Fitted mirror.

## Outside

### **Front**

A raised front forecourt laid to paving that provides good outdoor seating space that can take in the views to the front. Four steps up to the front door. Outside light.

### **Rear Garden**

An enclosed rear garden over three levels, laid to paving and with railway sleeper detailing and steps. Sizeable side return. Gated access to the rear lane. Outside tap, light and power points.

## Additional Information

### **Tenure**

The property is held on a freehold basis.

### **Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3338.40 for the year 2024/25.

### **Approximate Gross Internal Area**

1776 sq ft / 165 sq m.

## **Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



# Floor Plan

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