

# 14a Augusta Road

Penarth, Vale of Glamorgan, CF64 5RH



A superb, modern detached property with spacious living accommodation and excellent garden, located on this very popular road a mile from the town centre and within half a mile of the Esplanade. The property has a lounge, kitchen and a wonderful open plan / living space to the rear overlooking the garden, along with four double bedrooms and two bathrooms and there is a well-sized loft room above. The deep frontage gives excellent privacy from the road along with off road parking for two cars, while there is a very mature and private rear garden. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£1,100,000**

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## **Accommodation**

### **Ground Floor**

#### **Porch 5' 11" x 6' 10" (1.8m x 2.08m)**

Tiled floor. Large built-in coat cupboard. Wooden windows and front door. Wooden glazed panel inner door and window into the entrance hall.

#### **Entrance Hall**

A spacious hallway with open staircase and gallery landing on the first floor. Central heating radiator. Spot lights. Doors to the sitting room, cloakroom, pantry, kitchen and living / dining rooms. Power points.

#### **Lounge 10' 4" x 13' 8" (3.15m x 4.17m)**

A snug TV room to the front of the property, equally suited to being a home office or playroom. Hardwood double glazed window to the front with fitted shutters. Fitted carpet. Power points and TV point. Central heating radiator.

#### **Dining Room 10' 3" x 13' 6" (3.13m x 4.12m)**

Laminate floor. Central heating radiator. Recessed lights. This room has space for a family dining table and chairs and opens into the living room.

#### **Sitting Room 16' 8" maximum x 31' 8" maximum (5.07m maximum x 9.66m maximum)**

This is part of the open plan living and dining space, with aluminium windows and six-pane bi-fold doors onto the garden. Laminate floor throughout. Recessed lights. Two central heating radiators. Feature painted brick chimney breast and fireplace with slate tiled hearth and a inset wood burning stove. Hardwood double glazed window to the front. Power points and TV point.

#### **Kitchen / Diner 12' 7" x 19' 11" (3.83m x 6.06m)**

Laminate floor. Modern fitted kitchen with white gloss doors and black granite effect work surfaces and peninsula unit. Aga with extractor hood above. Integrated appliances including an electric oven, grill, microwave, four burner gas hob and second extractor hood. Hardwood double glazed window to the front with fitted shutters. uPVC double glazed doors onto the garden with fitted shutters. Recessed lights. Power points and TV point. Tiled splashback.

#### **Pantry 4' 6" x 3' 10" (1.37m x 1.16m)**

A well sized pantry with fitted shelving to one side.

#### **Utility Room 8' 2" x 7' 9" (2.48m x 2.37m)**

Tiled floor. Fitted base units and work surface with single bowl stainless steel sink with drainer. Wall mounted gas boiler. Space for fridge freezer and plumbing for washing machine and dishwasher. Tiled splashback. Hardwood glazed panel door to the garden at the side. Recessed lights. Power points.

#### **Cloakroom 8' 0" x 5' 5" (2.45m x 1.65m)**

Laminate floor. Suite comprising a WC and wash hand basin with storage below. Tiled walls. Recessed lights. Hardwood double glazed window to the side.

### **First Floor**

#### **Landing**

An open gallery landing with glazed atrium to the front over the porch and further stair case up to the top floor. Fitted carpet. Two built-in cupboard. Doors to all bedrooms. Power point.

#### **Bedroom 1 12' 7" x 19' 11" (3.83m x 6.06m)**

Spacious double bedroom with hardwood double glazed windows to the front and rear - both with fitted shutters. Fitted carpet. Bespoke fitted wardrobes. Two central heating radiators. Power points and TV point.

**En-Suite 8' 1" x 7' 10" (2.47m x 2.38m)**

Tiled walls and floor with under floor heating. Suite comprising a panelled bath with mixer shower and glass screen, and a vanity unit with WC and wash hand basin. Shaver point. Wooden Velux window. Recessed lights.

**Bedroom 2 10' 4" x 13' 8" plus bay (3.16m x 4.17m plus bay)**

Double bedroom to the rear with large Velux window overlooking the garden, with fitted blind. Fitted carpet. Fitted wardrobe, drawer unit and wash hand basin with storage below. Power points. Central heating radiator.

**Bedroom 3 13' 5" x 13' 7" (4.08m x 4.13m)**

Double bedroom to the front with hardwood double glazed window, fitted shutters and box window seat. Fitted carpet. Central heating radiator. Power points. Fitted wardrobe, drawer unit and wash hand basin with storage below.

**Bedroom 4 10' 4" x 13' 6" (3.14m x 4.11m)**

The fourth and final double bedroom, once again to the rear with Velux window overlooking the garden. Fitted blind. Fitted carpet. Central heating radiator. Power points.

**Bathroom 7' 10" x 7' 1" (2.39m x 2.15m)**

Shower room with suite comprising a shower cubicle, wash hand basin and WC. Heated towel rail. Velux window. Heated towel rail. Recessed lights. Tiled walls and floor. Shaver point.

**Second Floor**

**Loft Room 15' 10" x 22' 3" (4.83m x 6.79m)**

A spacious loft room with uPVC double glazed window to the front and Velux windows to the side and rear. Fitted carpet. Central heating radiator. Power points and TV point. Eaves storage and built-in cupboard.

**Outside**

**Front**

The front of the property has an off road parking area for two cars laid to block paving, pathway to the front door and a lawned garden with mature planting beds to all sides. Covered outside porch with light. Side access to the rear garden on both sides. Electric charging point. Two single garage doors into the garage.

**Rear Garden**

An enclosed and mature rear garden with north westerly aspect and excellent privacy. Areas of lawn and decked patio area. Side access to the front that leads into a storage area with access into the garage. Storage shed.

**Garage 17' 1" x 19' 0" (5.21m x 5.8m)**

Two up and over garage doors to the front. Loft storage area. Power points and lights. Door to the garden at the rear. Fitted shelving.

**Additional Information**

**Tenure**

We have been informed by the vendors that the property is held on a freehold basis.

**Council Tax Band**

The Council Tax band for this property is I, which equates to a charge of £4,673.76 for the year 2024/25

**Approximate Gross Internal Area**

3250 sq ft / 302 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















