



29 Station Road
Penarth, Vale of Glamorgan, CF64 3EP

Watts
& Morgan



29 Station Road

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£349,950 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious two bedroom Victorian terraced family home situated in close proximity to Penarth Town Centre. Conveniently located to local amenities, public transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan bay fronted living room, dining room, and kitchen. First floor landing, two spacious double bedrooms and a family bathroom. Externally the property benefits from low maintenance courtyard style garden. Being sold with no onward chain. EPC rating 'D'.

Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 4.1 miles

M4 Motorway – 10.1 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via an obscured glazed uPVC door into a welcoming entrance porch benefiting from carpeted flooring with recessed a cupboard housing the meters.

A second obscured glazed wooden door leads into an entrance hallway enjoying carpeted flooring.

The bay fronted living room is the focal point of the home and benefits from carpeted flooring, a central feature 'minster' style open fireplace, a double glazed aluminium bay window to the front elevation, a uPVC double glazed window to the rear elevation and a carpeted staircase leading to the first floor.

The dining room enjoys laminate wood effect flooring, a uPVC double glazed window to the side elevation, a recessed storage cupboard and a large under-stairs storage cupboard.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces, space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, tiled splashback, a bowl and a half stainless steel sink with a mixer tap, uPVC double glazed windows to the rear and side elevation and an obscured glazed uPVC door providing access to the rear garden.

First Floor

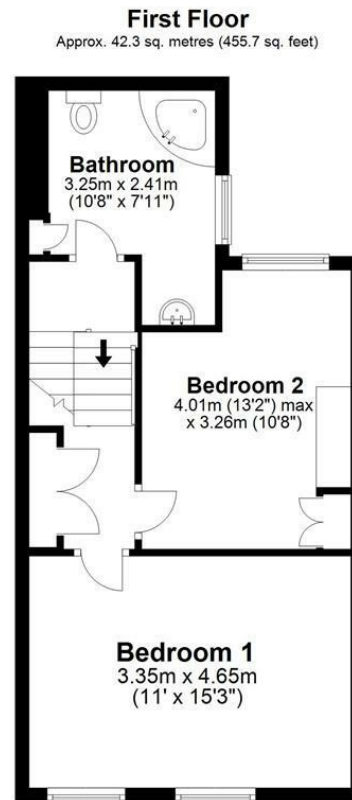
The first floor landing enjoys carpeted flooring, a recessed storage cupboard and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom which enjoys carpeted flooring and two aluminium double glazed windows to the front elevation.

Bedroom two is a further generously sized double bedroom benefiting from carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a large corner bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from carpeted flooring, partially tiled walls, a recessed store cupboard obscured, a uPVC double glazed window to the side elevation and a loft hatch providing access to a second loft space housing the 'Ideal' combi boiler.





Total area: approx. 93.7 sq. metres (1008.8 sq. feet)

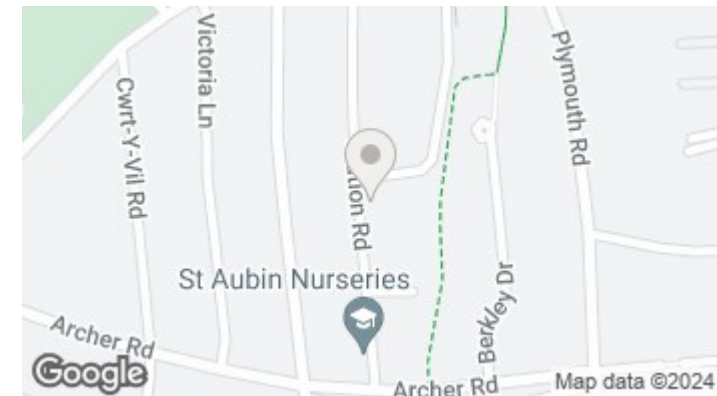
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Garden & Grounds

29 Station Road is approached off the road and benefits from a low maintenance front garden predominantly laid with chippings and a variety of mature shrubs and borders. The low maintenance courtyard style rear garden is predominantly paved and enjoys a variety of potted plants and provides ample space for outdoor entertaining and dining.

Additional Information

All mains services connected. Freehold.
Council tax: band 'E'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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