



1 St. Augustines Place
Penarth, Vale of Glamorgan, CF64 1BJ

Watts
& Morgan



1 St. Augustines Place

Penarth, Vale of Glamorgan, CF64 1BJ

£799,950 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A spacious end-terrace Victorian family home retaining many original features, situated in one of Penarth's most desired areas and enjoying views over Belle Vue Park and St. Augustine's Church. Conveniently located to Penarth Town Centre, local transport links, Penarth Marina, Cardiff City and the M4 Motorway. In catchment for Albert and Stanwell Schools. Accommodation briefly comprises; porch, entrance hallway, sitting room, spectacular open plan kitchen/dining/living room, downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, second double bedroom, third spacious single bedroom and family bathroom. Second floor landing, shower room and two spacious double bedrooms. Externally the property benefits from a low maintenance front and side garden, a landscaped rear garden and a garage to the rear. The property also benefits from previous planning consent for a kitchen extension and construction of a new garage and a multi-functional space with extended garden above. EPC Rating 'TBC'.

Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 3.2 miles

M4 Motorway – 9.8 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Ground Floor

Entered via a solid wooden door with a stained glass panel above into a porch benefiting from slate tile flooring and a uPVC double glazed window with a bespoke fitted shutter to the side elevation. A second partially glazed wooden door with glazed side panels leads into a welcoming hallway enjoying engineered wood flooring, a wall mounted alarm panel, a wooden staircase with a carpet runner leading to the first floor and an under-stair storage cupboard providing space and plumbing for freestanding white goods.

The dual aspect living room enjoys engineered wood flooring with under-floor heating, a central feature log burner with a slate surround and a marble hearth, decorative corning, a uPVC double glazed window with bespoke fitted shutters to the side elevation and a feature uPVC double glazed bay window with bespoke fitted shutters to the front elevation.

The open plan kitchen/dining/living room is the focal point of the home and benefits from engineered wood flooring, recessed ceiling spotlights, a uPVC double glazed window with bespoke fitted shutters to the side elevation and feature composite double glazed bi-folding doors providing access to the rear garden. The kitchen showcases a range of tower and base units with stainless steel work surfaces. Integral appliances to remain include; a 'De Dietrich' electric oven, a 'De Dietrich' combination microwave/grill, two 'Fisher and Paykel' dishwashers, a 'Baumatic' wine cooler and a range cooker with a 5-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of engineered wood flooring, matching stainless steel upstands, decorative corning, a central ceiling rose and a uPVC double glazed window with bespoke fitted shutters to the side elevation. The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from continuation of engineered wood flooring, a partially tiled splashback and recessed ceiling spotlights.

First Floor

The split level first floor landing benefits from exposed wooden floorboards recessed ceiling spotlights and a loft hatch providing access to the loft space.

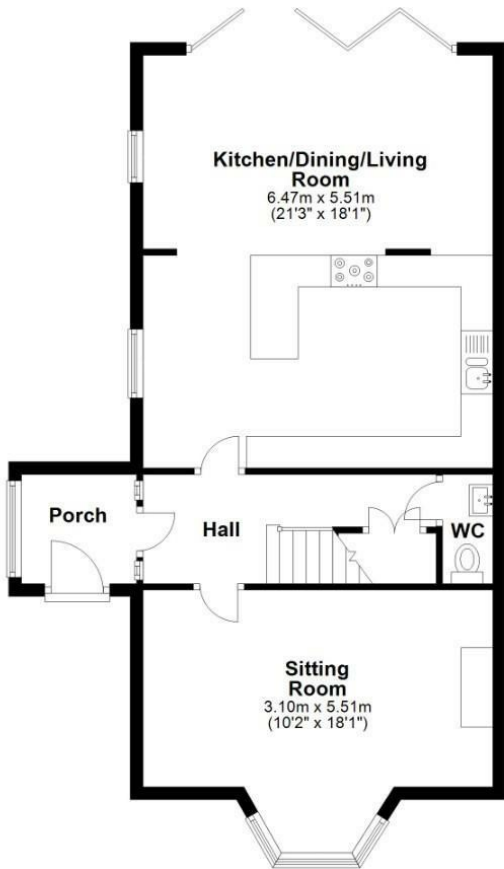
Bedroom one is a spacious double bedroom benefiting from carpeted flooring, decorative corning, a ceiling rose, a uPVC double glazed window to the side elevation and a uPVC double glazed bay window to the front elevation providing elevated views over Cardiff Bay, St Augustine's Church and partial sea views to Flat Holm and Steep Holm Islands. The en-suite has been fitted with a 2-piece white suite comprising; a large floating wash-hand basin and a WC. The en-suite further benefits from a large walk-in shower cubicle with a thermostatic rainfall shower over, tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and a obscure uPVC double glazed window to the side elevation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, decorative corning and a uPVC double glazed window to the side elevation providing elevated views over Belle Vue Park.



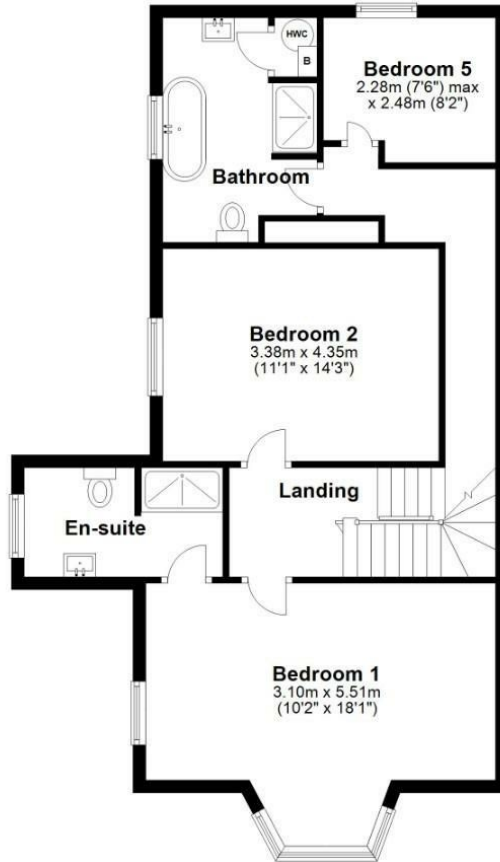
Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



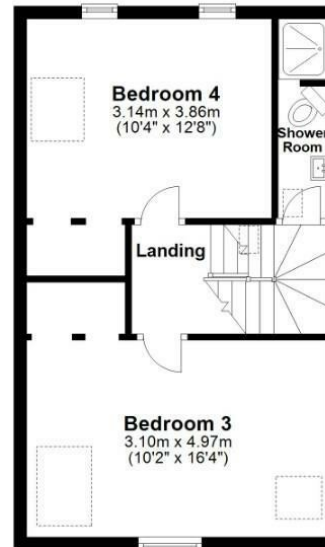
First Floor

Approx. 69.0 sq. metres (742.5 sq. feet)



Second Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Total area: approx. 176.4 sq. metres (1898.6 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedroom five (currently used as an office) benefits from carpeted flooring and a uPVC double glazed window to the rear elevation enjoying further elevated views. The family bathroom has been fitted with a 3-piece white suite comprising; a freestanding roll top bath with a hand-held shower attachment, a floating wash-hand basin and a WC. The bathroom further benefits from a large shower cubicle with a thermostatic shower over, engineered wood flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a recessed storage cupboard housing the wall mounted 'Worcester' boiler and hot water cylinder, a wall mounted chrome towel radiator and a uPVC double glazed window to the side elevation.

Second Floor

The split level second floor landing enjoys exposed wooden floorboards, exposed wooden beams and a roof light. The shower room has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The shower room further benefits from a walk-in shower cubicle with a thermostatic shower over, tiled flooring with under-floor heating, tiled walls, recessed ceiling spotlights, exposed wooden beams and a roof light. Bedroom three is a spacious double bedroom benefiting from carpeted flooring, exposed wooden beams, a recessed wardrobe, a uPVC double glazed window to the front elevation and two roof light to the side elevations providing elevated views over Cardiff Bay, St Augustine's Church and partial sea views towards Flat Holm and Steep Holm Islands. Bedroom four is another double bedroom benefiting from carpeted flooring, exposed wooden beams, a recessed wardrobe, a large roof light and two uPVC double glazed windows with bespoke fitted shutters to the rear elevation providing further elevated views over Penarth and beyond.

Garden & Grounds

1 St Augustine's Place is approached off the road and enjoys a low maintenance front garden predominantly laid with chippings with a variety of mature shrubs and borders. The rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, a decked area provides ample space for outdoor entertaining and dining. The property further benefits from a garage to the rear of the property with an electric car charging point and an up and over door accessed from Belle View Terrace.

Additional Information

All mains services connected.
Freehold.
Council tax band 'F'.

The property also benefits from previous planning consent for a kitchen extension, removal of existing garage and erection of a new garage and a multi-functional space with increased garden space above.

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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