



7 Dingle Road  
Penarth, Vale of Glamorgan, CF64 2TW

Watts  
& Morgan



# 7 Dingle Road

Penarth, Vale of Glamorgan, CF64 2TW

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**£475,000 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An extended three bedroom end of terrace property situated within close proximity to Penarth Town Centre. Conveniently located to local amenities, public transport links, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises; entrance porch, hallway, lounge, open-plan living/kitchen/dining area and WC. First floor landing, main bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Externally the property benefits from; on-road parking, forecourt front garden, low maintenance rear enclosed southerly facing garden, detached double garage with rear lane access. EPC Rating; 'D'

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## Directions

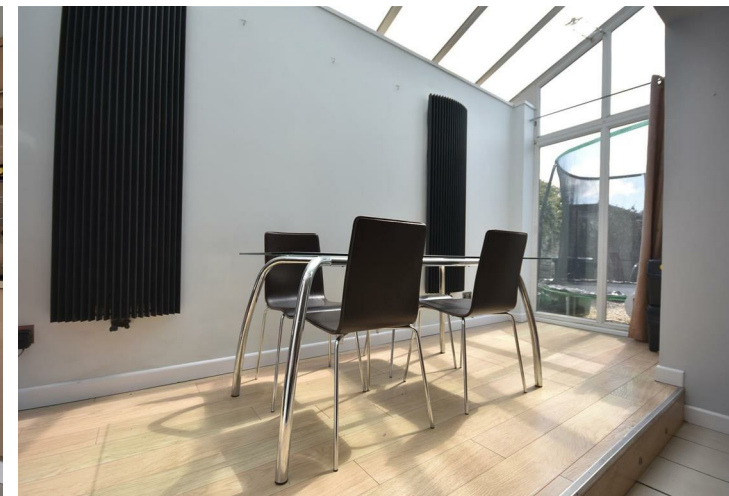
Penarth Town Centre – 0.3 miles  
Cardiff City Centre – 4.5 miles  
M4 Motorway – 9.7 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via a hardwood door into the entrance porch benefiting from laminate flooring. An internal door leads into the welcoming hallway which enjoys continuation of laminate flooring, a carpeted staircase leading to the first floor landing. The open-plan living/dining/kitchen area is the focal point of the home. The living room benefits from laminate flooring and features backlit alcoves.

The kitchen has been fitted with a range of high gloss base and wall units with laminate work surfaces. Integral appliances to remain; a 'Hoover' electric oven with a 5-ring gas hob and an extractor fan above. Space and plumbing is available for freestanding white goods. The kitchen boasts a central island with sink unit and breakfast bar. Additional features include; ceramic floor tiles, uPVC French doors provide access to the rear garden.

The vaulted dining area enjoys laminate flooring, a uPVC feature window to the rear elevation and uPVC glazed roof. The uPVC bay fronted lounge has been fitted with carpeted flooring and a central feature chimney breast.

The cloakroom serving the ground floor accommodation has been fitted with a two piece white suite comprising; dual flush WC and a wall-mounted wash hand basin. Other features include ceramic tiles partially to walls and floor.

### FIRST FLOOR

The first floor landing features a carpeted half turn staircase, built-in airing cupboard and a loft hatch provides access to the boarded loft space.

Bedroom one is a spacious double bedroom which benefits from carpeted flooring and a built in cupboard. It features a uPVC bay-fronted window and a uPVC window to the front elevation. The en-suite shower room has been fitted with a three-piece white suite comprising; a low-level dual flush WC, a wall-mounted sink inset within vanity unit and a walk-in shower.

Bedroom two is a spacious double bedroom with a uPVC window to the rear elevation and carpeted flooring.

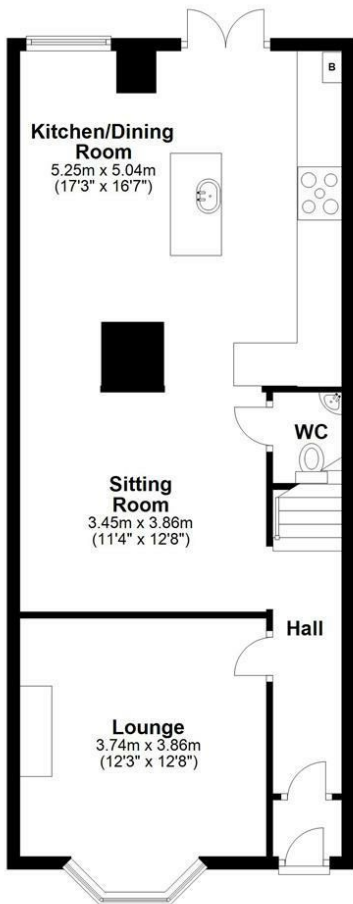
Bedroom Three is a double bedroom with a uPVC tilt and turn safety window to the rear elevation and carpeted flooring.

The family bathroom features a three-piece white suite comprising; a panelled bath with shower over, low-level WC and floating wash hand basin. Additional features include; tiled flooring, partially tiled walls, an obscured uPVC window to the rear and a chrome towel radiator.



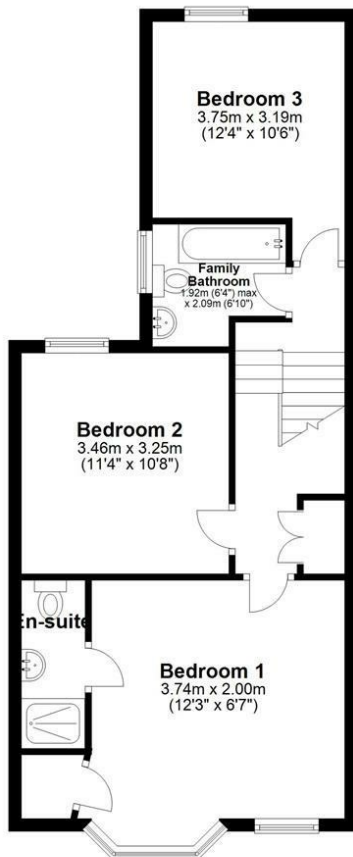
### Ground Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



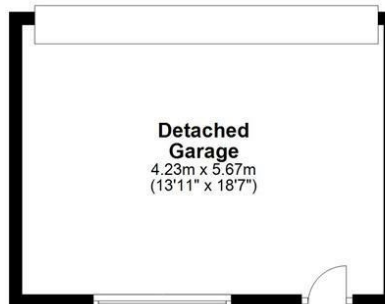
### First Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



### Garage

Approx. 24.0 sq. metres (258.2 sq. feet)



Total area: approx. 141.5 sq. metres (1523.5 sq. feet)

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

## GARDEN AND GROUNDS

7 Dingle Road is approached off the road onto an enclosed gravel and paved courtyard garden.

To the rear of the property is an enclosed, low maintenance garden featuring a central lawn and graveled borders. A block paved pathway leads to a detached double garage with up and over roller shutter door and electric supply. Please note the vendors have architectural drawings for conversion into ancillary accommodation.

## Additional Information

Freehold. All mains services connected.

Council Tax band - 'E'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		66	
(55-68) D			
(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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