



40 Westbourne Road
Penarth, CF64 3HF

Watts
& Morgan



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£765,000 Freehold

5 Bedrooms | 1 Bathroom | 3 Reception Rooms

A spacious and versatile, five bedroom family home situated on one of Penarth most desired streets. Found a short walk from Penarth Town Centre, clifftop walk, seafront, train station and conveniently located to Cardiff City Centre and the M4 motorway. In catchment for Evenlode and Stanwell Schools. Accommodation briefly comprises; porch, entrance hallway, living room, dining room, kitchen, garden room and two utility rooms. First floor landing, three double bedrooms, spacious single bedroom, cloakroom and family bathroom. Second floor landing and further spacious double bedroom. Externally the property benefits from a courtyard style front garden and a landscaped rear garden with pedestrian gate and detached single garage. EPC rating 'TBC'.

Directions

Penarth Town Centre – 0.4 miles

Cardiff City Centre – 4.3 miles

M4 Motorway – 9.1 miles

Your local office: Penarth

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Ground Floor

Entered via one of two solid wooden doors into a porch enjoying quarry tile flooring, a carpeted staircase leading to the first floor, an obscure uPVC double-glazed window to the side elevation and two obscure uPVC double-glazed windows to the front elevation. A second partially glazed wooden door leads into a welcoming hallway benefitting from part quarry tile/part carpeted flooring, a single-glazed wooden sash window to the side elevation, decorative cornice detailing, plate rails and a large understairs storage cupboard.

The spacious bay fronted living room enjoys solid wood flooring, a central feature open fireplace and uPVC double-glazed sash windows to the front elevation.

The dining room benefits from carpeted flooring, decorative cornice detailing, a ceiling rose, picture rails, a wooden single-glazed sash bay window to the side elevation and a single-glazed wooden door providing access to the rear patio.

The kitchen has been fitted with a range of base units with roll tops laminate work surfaces. Space has been provided for freestanding white goods. The kitchen further benefits from original wood block parquet flooring, a recessed pantry, a central feature chimney breast housing the 5-ring electric 'Rangemaster' cooker, a double bowl stainless steel sink with a mixer tap over and a single-glazed wooden window to the rear elevation.

The garden room is a versatile space enjoying engineered wood flooring and a set of uPVC double-glazed French doors providing access to the rear garden.

Utility room one has been fitted with a range of base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, a stainless steel sink with a mixer tap over and a single-glazed wooden window to the side elevation.

The rear hallway benefits from a partially glazed uPVC door providing further access to the rear garden.

Utility room two enjoys tiled flooring, two obscure uPVC double-glazed sash windows to the rear elevation with space and plumbing provided for freestanding white goods.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from wood flooring, partially tiled splash-back and an extractor fan.



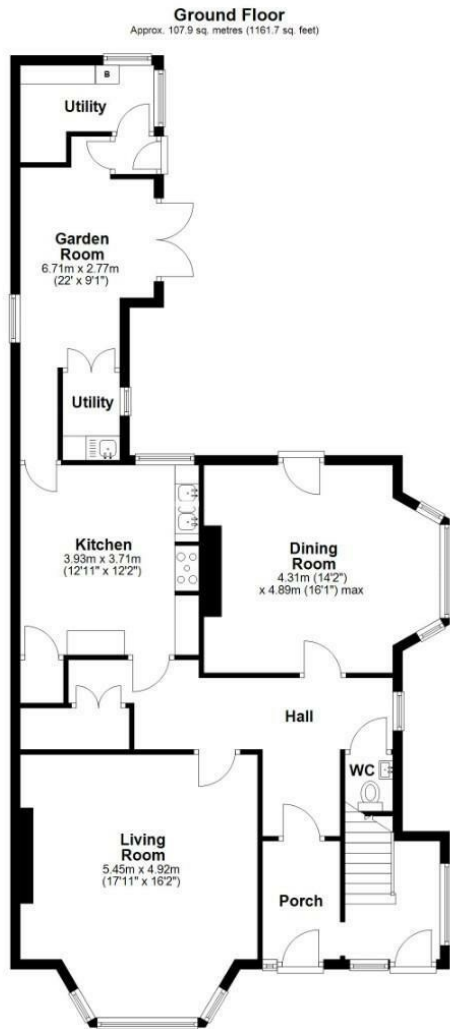
First Floor

The split level first floor landing benefits from wood flooring, a carpeted staircase leading to the second floor, an understairs storage cupboard, a uPVC double-glazed sash window to the front elevation and a single-glazed wooden window to the side elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a central feature fireplace and two uPVC double-glazed sash windows to the front elevation.

Bedroom two is another spacious double bedroom benefitting from carpeted flooring, a vanity unit fitted with a ceramic sink, and partially tiled splash-back and a single-glazed wooden window to the rear elevation.

Bedroom three, currently used as a study, enjoys wooden flooring, plate rails and a single-glazed wooden window to the rear elevation.



Total area: approx. 217.9 sq. metres (2345.2 sq. feet)

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

The rear hallway benefits from carpeted flooring and a loft hatch providing access to the loft space. Bedroom four is a spacious single bedroom enjoying carpeted flooring, a storage cupboard housing the hot water cylinder, a uPVC double-glazed sash window to the side elevation and two uPVC sash windows to the rear elevation. The cloakroom has been fitted with a 2-piece white suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from wood effect laminate flooring and an obscure uPVC double-glazed sash window to the side elevation. The family bathroom has been fitted with a 3-piece suite comprising; a panelled bath, a corner shower cubicle with an electric shower over and a pedestal wash hand basin. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls and two obscure uPVC sash windows to the side elevation.

Second Floor

The second floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space. Bedroom five is a spacious double bedroom enjoying carpeted flooring and two single-glazed wooden windows to the rear elevation.

Gardens & Grounds

40 Westbourne Road is approached off the road onto a courtyard style front garden enjoying a variety of mature shrubs and borders. The private and enclosed rear garden benefits from two lawned areas, a variety of mature shrubs and borders and a large patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a pedestrian gate providing rear access and a detached single garage.

Additional Information

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(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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