



3 Clive Place
Penarth, Vale of Glamorgan, CF64 1AU

Watts
& Morgan



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£899,950 Freehold

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A beautifully presented, fully refurbished five bedroom Victorian family home located in the heart of Penarth Town Centre. Offering versatile accommodation over four floors and fully renovated to the highest standard whilst retaining many original features. In catchment of Albert and Stanwell Schools. Accommodation briefly comprises: entrance porch, hallway, bay fronted sitting room, spectacular open plan kitchen/living/dining room. Lower ground floor versatile garden room, cloakroom, utility room. First floor landing, three spacious double bedrooms with one en-suite and family bathroom. Second floor landing, two spacious double bedrooms and a shower room. Externally the property benefits from a low maintenance front garden and beautifully landscaped, private South-facing rear garden. Opportunity for purchase of adjacent land with off road parking and planning permission for a single garage. Viewing recommended to appreciate the high specification throughout. Being sold with no onward chain. EPC rating 'TBC'.

Directions

Penarth Town Centre – 0.1 miles

Cardiff City Centre – 3.6 miles

M4 Motorway – 9.5 miles

Your local office: Penarth

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Ground Floor

Entered via a solid wooden door into an entrance porch which benefits from original tiled flooring, partially tiled walls and original cornice work detail. A second obscure glazed wooden door leads into a welcoming hallway which enjoys original exposed wooden floorboards, feature panelled walls, original cornice work detail, ceiling mouldings and a wooden staircase with central carpet runner leading to the first floor landing with a large under-stairs store cupboard.

The beautiful bay fronted sitting room enjoys continuation of exposed wooden floorboards, a central feature cast iron fireplace with a tiled hearth and a wooden surround, fitted cupboards and shelving to either side of the chimney breast, feature wall panelling, original cornice work detail, a ceiling rose and composite double glazed sash windows to the front elevation.

The spectacular open plan kitchen/dining room is the focal point of the home. The 'Blossom Avenue' kitchen showcases a range of base and wall units with quartz work surfaces. Integral appliances to remain include; a 'Baumatic' fridge/freezer, a 'Nue' induction hob, a 'Bosch' combination grill/microwave, a 'Hotpoint' dishwasher and a wine cooler. The kitchen further benefits from a gold stainless steel under-mounted sink with a mixer tap, porcelain tiled flooring, a recessed store cupboard housing the 'Navien' combi boiler, recessed ceiling spotlights, a feature roof light, bi-folding doors with a 'Juliette' glass balcony overlooking the rear garden and a composite double glazed door providing access to the rear garden via a steel staircase.

The living room enjoys exposed wooden floorboards and a central feature fireplace with a marble hearth.

Lower Ground Floor

The lower ground floor enjoys a versatile garden room benefitting from luxury vinyl tile (LVT) flooring, two uPVC double glazed windows to the rear elevation and a uPVC double-glazed door providing access to the rear garden.

The cloakroom serving the lower ground floor 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 LVT flooring, an exposed feature stone wall, a wall mounted towel radiator and recessed ceiling spotlight. The utility room has been fitted with a range of base and wall units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of LVT flooring, a ceiling spotlight, an exposed stone wall, a composite sink with mixer tap over and an extractor fan.



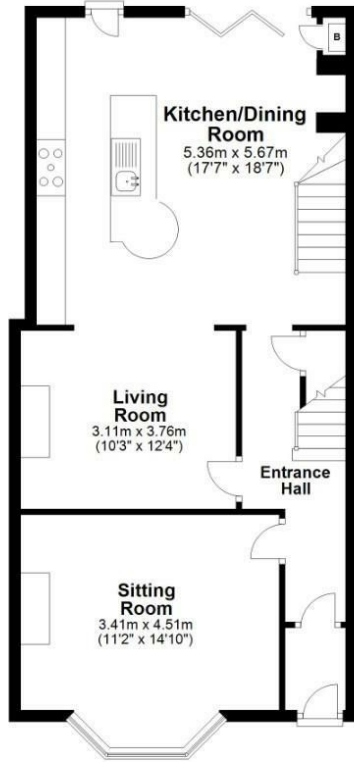
First Floor

The first floor landing enjoys carpeted flooring, recessed ceiling spotlights, feature half panelled walls and a wooden staircase with a carpet runner leading to the second floor. Bedroom one is a generously sized double bedroom enjoying carpeted flooring, a recessed fitted wardrobe and two composite double-glazed sash windows to the front elevation.

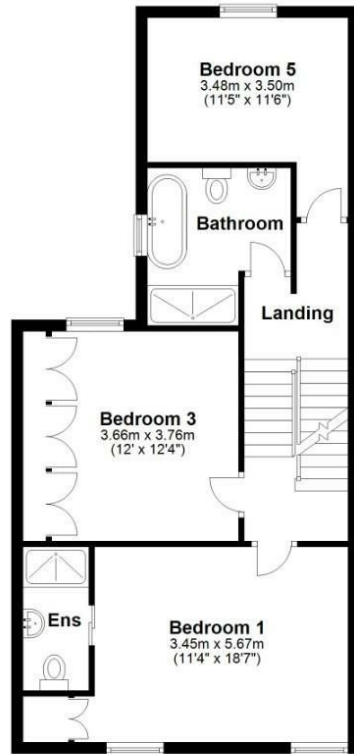
Basement
Approx. 15.6 sq. metres (168.1 sq. feet)



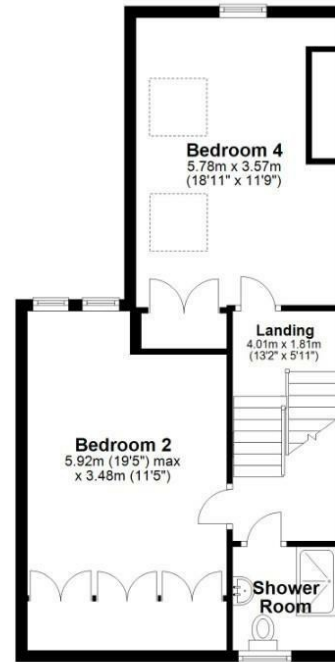
Ground Floor
Approx. 58.8 sq. metres (632.9 sq. feet)



First Floor
Approx. 58.9 sq. metres (633.5 sq. feet)



Second Floor
Approx. 50.0 sq. metres (538.6 sq. feet)



Total area: approx. 183.3 sq. metres (1973.1 sq. feet)

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

The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower with a thermostatic rainfall shower over and a hand-held attachment, a floating wash-hand basin and a WC. The en-suite further benefits from porcelain tiled flooring, partially tiled walls, recessed ceiling spotlights and a feature 'pocket' door.

Bedroom three is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom five is a spacious double bedroom and benefits from carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a freestanding roll-top bath with a hand-held shower attachment, a large walk-in shower with a thermostatic rainfall shower over and hand-held shower attachment, a 'Berlington' pedestal wash-hand basin and a WC. The bathroom further benefits from porcelain tiled flooring, feature wall panelling, recessed ceiling spotlights, a feature radiator and an obscure uPVC double glazed window to the side elevation.

Second Floor

The second floor landing enjoys carpeted flooring, a roof light and recessed ceiling spotlights.

Bedroom two is a generously sized double bedroom enjoying carpeted flooring, a range of recessed storage cupboards and two roof light balconies enjoying spectacular elevated sea views over the Bristol Channel.

Bedroom four is a spacious double bedroom benefitting from carpeted flooring, recessed fitted wardrobes, two roof lights and a uPVC double glazed window to the rear elevation.

The shower room has been fitted with a 3-piece white suite comprising; a large walk-in shower with a thermostatic rainfall shower over and hand-held shower attachment, a floating wash-hand basin and a WC. The shower room further benefits from porcelain tiled flooring, partially tiled walls, a recessed store cupboard, recessed ceiling spotlights, an extractor fan and a roof light.

Gardens & Grounds

3 Clive Place is approached off the street onto a low maintenance front garden predominantly laid with chippings with a tiled path leading to the front door. The beautifully landscaped, spacious South-facing rear garden is predominantly laid with lawn with a variety of borders and a mature tree. A large patio area provides ample space for outdoor entertaining and dining. The property also benefits from a large external under-stairs storage cupboard and pedestrian access to a rear lane.

Additional Information

Opportunity for purchase of adjacent land with off road parking and planning permission for a single garage.

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

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