



21, Cae Gwyn
Penarth, CF64 3JY

Watts
& Morgan

21 Cae Gwyn

Penarth CF64 3JY

£265,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented, two bedroom mid-terraced property situated in a quiet cul-de-sac. Conveniently located to Penarth Town Centre, Cosmeston Country Park, Cardiff City Centre and the M4 Motorway. In catchment for Victoria and Stanwell Schools. The accommodation briefly comprises; entrance hall, cloakroom, living room, kitchen/diner. First floor landing, two spacious bedrooms and a family bathroom. Externally the property benefits from a low maintenance front garden, a landscaped rear garden and two allocated parking spaces. EPC rating: 'TBC'.



Directions

Penarth Town Centre – 1.3 miles

Cardiff City Centre – 4.9 miles

M4 Motorway – 10.9 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via an obscure glazed wooden door into a welcoming hallway benefiting from feature tiled flooring.

The living room benefits from laminate wood flooring, a carpeted staircase leading to the first floor and a uPVC double glazed window to the front elevation.

The kitchen/diner has been fitted with a range of base and wall units with laminate roll top work surfaces. Integral appliances to remain include; a 'Hoover' electric oven and a 'Hoover' gas hob with electric fan over. Space and plumbing has been provided for freestanding white goods. The kitchen/diner further benefits from tiled splashback, an under-stairs storage cupboard, uPVC double glazed French doors leading to the rear garden and a uPVC double glazed window to the rear elevation. The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin and a WC. Further benefits from continuation of patterned tiled flooring and an obscure uPVC double glazed window to the front elevation.

First Floor

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

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, two over-stairs storage cupboards one of which houses the wall mounted 'Ideal' combi boiler and a uPVC double glazed window to the front elevation.

Bedroom two benefits from carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a pedestal wash-hand basin, a panelled bath with thermostatic shower over and a WC. Further benefits from partially tiled walls, tiled flooring and an obscure uPVC double glazed window to the rear elevation.



Gardens & Grounds

21 Cae Gwyn is approached off the street onto a private driveway benefitting from two allocated parking spaces. The low maintenance front garden is laid with slate chippings. The landscaped rear garden is predominantly laid to lawn with a variety of shrubs and borders. A decked area and patio provides ample space for outdoor dining.

Additional Information

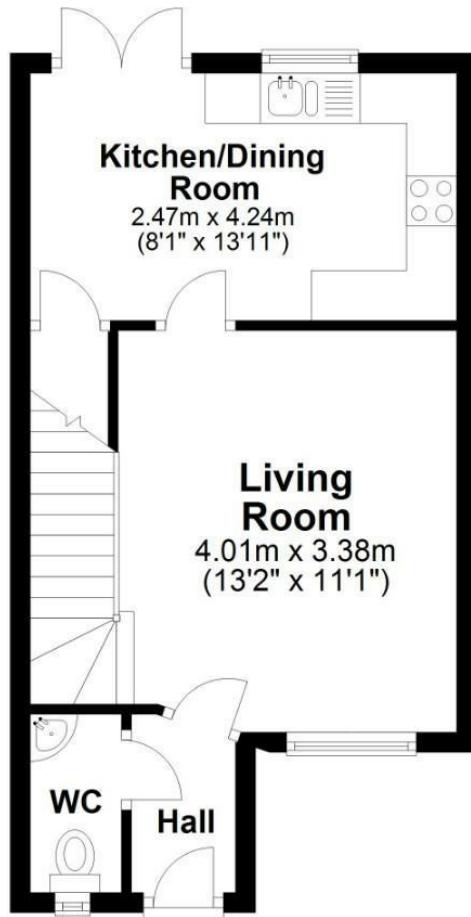
Freehold.

All mains services connected.

Council tax band 'C'.

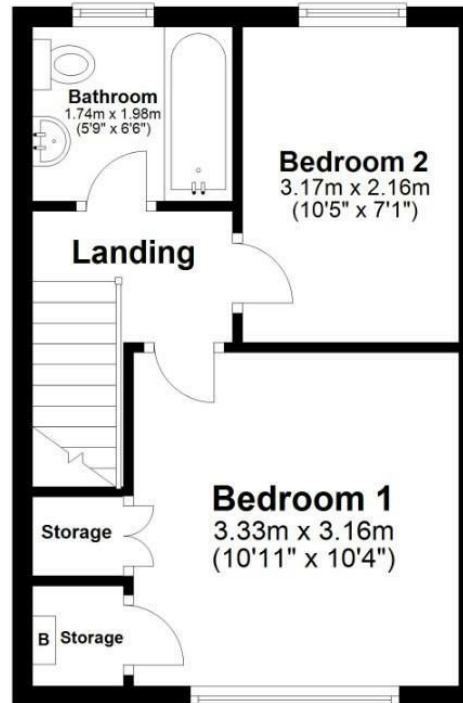
Ground Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	78	
(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	

Total area: approx. 59.0 sq. metres (635.0 sq. feet)

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

