



14, Agnes Street
Penarth, CF64 2JW

Watts
& Morgan

14 Agnes Street

Penarth CF64 2JW

£259,950 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

A two bedroom mid-terraced family home located in a quiet cul-de-sac. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises entrance hallway, living room, dining room, kitchen, ground floor bathroom. First floor landing and two double bedrooms. Externally the property benefits from a private and enclosed rear garden. EPC rating 'TBC'.

Directions

Penarth Town Centre – 0.8 miles

Cardiff City Centre – 3.1 miles

M4 Motorway – 9.2 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via a partially glazed wooden door into a hallway benefiting from original tile flooring and dado rails.

The living room benefits from carpeted flooring, a central feature log burner and a uPVC double glazed window to the front elevation.

The dining room enjoys carpeted flooring and a carpeted staircase leading to the first floor with an understairs storage cupboard.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Bosch' electric oven and a 4-ring gas hob. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, partially tiled splashback, a ceramic sink with mixer tap over, a uPVC double glazed window to the side elevation, a uPVC double glazed window to the rear elevation and a partially glazed uPVC stable door providing access to the rear garden.

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

First Floor

The first floor landing benefits from carpeted flooring, a loft hatch providing access to the loft space and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, two recessed wardrobes and two uPVC double glazed window to the front elevation.

Bedroom two is another double bedroom and enjoys carpeted flooring, a recessed wardrobe housing the wall mounted 'Vaillant' combi boiler and a uPVC double glazed window to the rear elevation.

Gardens & Grounds

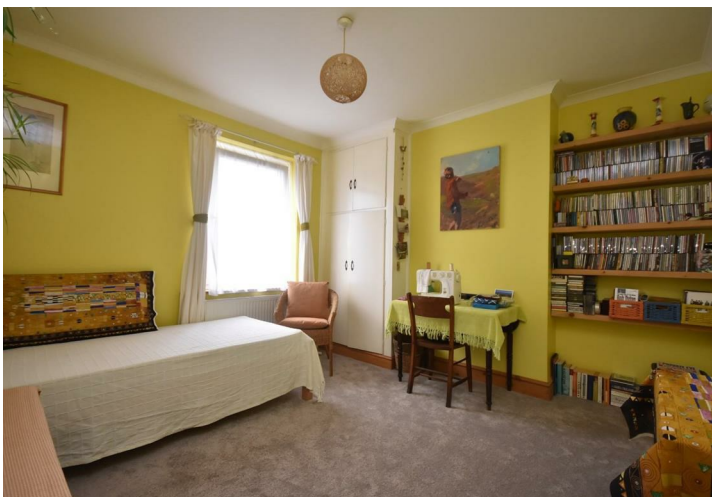
14 Agnes Street enjoys a private and enclosed rear garden predominantly laid with patio tile and enjoying a variety of mature shrubs and borders.

Additional Information

All mains services connected.

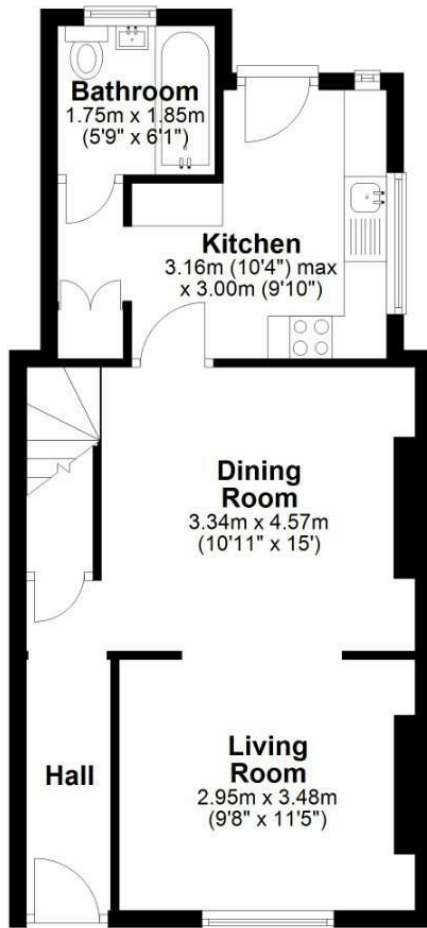
Freehold.

Council tax band 'C'.



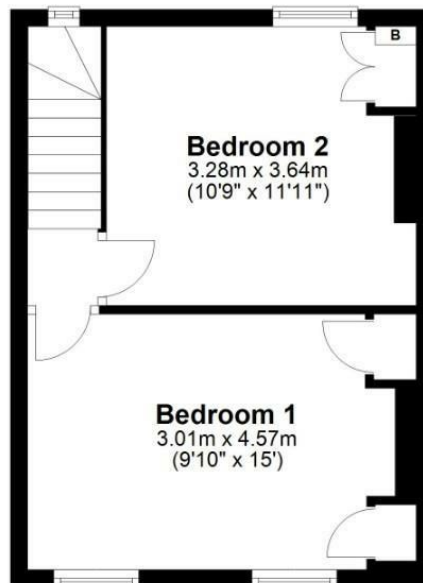
Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



First Floor


Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 72.4 sq. metres (779.4 sq. feet)

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

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



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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