



1 Belle Vue Terrace  
Penarth, CF64 1DB

Watts  
& Morgan







# 1 Belle Vue Terrace

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**£625,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A four generous double bedroom, three storey end of terrace Victorian family home offering potential to create your own mark. Situated in a popular area of Penarth, overlooking Belle Vue Park. In catchment for Albert and Stanwell Schools. The spacious accommodation briefly comprises; porch, entrance hallway, living room, sitting room, kitchen/breakfast room and utility room. First floor landing, two spacious double bedrooms, a family bathroom and a shower room. Second floor landing and two further double bedrooms. Externally the property benefits from front and rear gardens. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Penarth Town Centre – 0.2 miles

Cardiff City Centre – 3.9 miles

M4 Motorway – 9.8 miles

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## Summary of Accommodation

### Ground Floor

Entered via a wooden door into a porch benefitting from original tile flooring and decorative cornice detail. A second glazed wooden door leads into a welcoming hallway benefitting from wood effect laminate flooring, decorative cornice detail, a decorative arch and a wooden staircase with a carpet runner leading to the first floor.

The bay fronted living room enjoys continuation of wood effect laminate flooring, dado rails and uPVC double-glazed windows to the front elevation.

The sitting/dining room benefits from carpeted flooring, dado rails and a single-glazed wooden window to the rear elevation.

The kitchen/breakfast room has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, a partially tiled splash-back, a bowl and a half composite sink with a mixer tap over and two single-glazed wooden windows to the side elevation.

The utility room benefits from tile effect vinyl flooring, a stainless steel sink set within a vanity unit with a mixer tap over, partially tiled splashback, a double-glazed uPVC window to the side elevation and a partially obscured glazed wooden door providing access to the rear garden. Space and plumbing has been provided for freestanding white goods.

### First Floor

The split level first floor landing benefits from carpeted flooring and a wooden staircase leading to the second floor.

Bedroom one is a spacious double bedroom benefitting from wood effect laminate flooring and two uPVC double-glazed windows to the front elevation enjoying elevated views over Belle Vue Park.

Bedroom two is another spacious double bedroom and enjoys wood effect laminate flooring and a single-glazed wooden window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled 'P' shape bath with an electric shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially panelled walls, a cupboard housing the wall-mounted 'Worcester' combi and an obscure single-glazed window to the side elevation.

The shower room has been fitted with a 3-piece suite comprising; a shower cubicle with an electric shower over, a wash hand basin and a WC. The shower room further benefits from tile effect vinyl flooring, partially tiled walls, a loft hatch providing access to loft space and an obscure single-glazed wooden window to the side elevation.

### Second Floor

The second floor landing benefits from wood effect laminate flooring and a double-glazed rooflight.

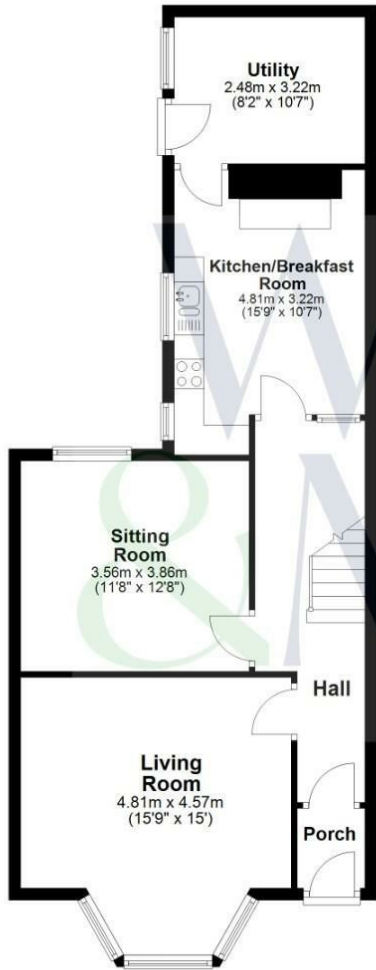
Bedroom three is a double bedroom benefitting from wood effect laminate flooring, exposed wooden beams and a uPVC double-glazed window to the front elevation providing further views over Belle Vue Park and beyond.

Bedroom four is another double bedroom enjoying wood effect laminate flooring, a range of fitted cupboards, exposed wooden beams and a double-glazed roof light.



### Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



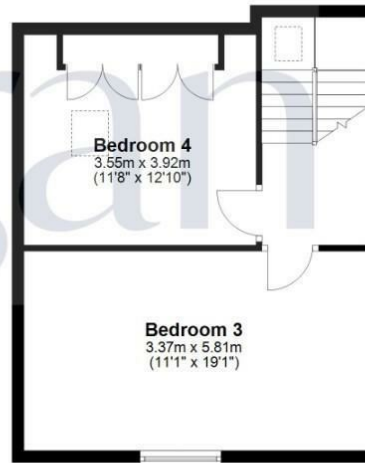
### First Floor

Approx. 59.4 sq. metres (639.9 sq. feet)



### Second Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



Total area: approx. 169.3 sq. metres (1822.1 sq. feet)

### Gardens & Grounds

1 Belle Vue Terrace is approached off the street with a path leading to the front door. The front garden is laid to lawn. The rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a pedestrian gate providing access onto Albert Road.

### Additional Information

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

NB: The property is in a conservation area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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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