



12 Clive Place
Penarth, Vale of Glamorgan, CF64 1AY

Watts
& Morgan



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O.I.E.O £825,000 Freehold

6 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A substantial six bedroom, end terrace Victorian family home located in the heart of Penarth Town Centre. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment for Albert and Stanwell Schools. The accommodation set over three floors briefly comprises; porch, entrance hallway, living room, sitting room with access to a second kitchen, dining room, kitchen, utility room with store and ground floor cloakroom. First floor landing; four double bedrooms, shower room, bathroom and a cloakroom. Second floor landing, two further versatile bedrooms. Externally the property benefits from landscaped front and rear gardens and rear lane access. EPC Rating 'D'.

Directions

Penarth Town Centre – 0.1 miles

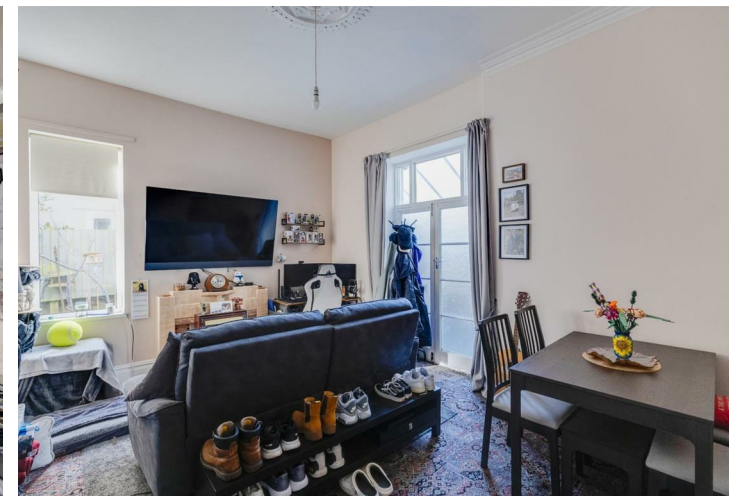
Cardiff City Centre – 3.6 miles

M4 Motorway – 9.5 miles

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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a porch benefitting from tile effect vinyl flooring, dado and picture rails and a uPVC double-glazed window to the side elevation. A second partially-glazed wooden door leads into a hallway benefitting from carpeted flooring, dado rails, decorative cornice detailing and a carpeted staircase with under-stair storage leading to the first floor.

The bay fronted living room enjoys carpeted flooring, dado rails, a central feature fireplace with a tiled hearth and a wooden surround and uPVC double-glazed sash windows to the front elevation.

The sitting room is a versatile space and benefits from carpeted flooring, decorative cornice detailing, a ceiling rose, a central feature fireplace and a uPVC double-glazed window to the side elevation.

A set of obscure glazed wooden doors lead into the second kitchen benefitting from vinyl flooring, a single-glazed roof, a uPVC double-glazed window to the rear elevation and a wooden door providing access to the rear garden. The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a partially tiled splash-back and a stainless-steel sink.

The dining room enjoys laminate flooring, a ceiling rose, a central feature fireplace with a tiled hearth and a wooden surround and a large uPVC double-glazed window to the side elevation.

The kitchen has been fitted with a range of base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, a double bowl stainless-steel sink with a mixer tap over and a uPVC double-glazed window to the side elevation.

The utility area benefits from tiled flooring, a single-glazed wooden window to the rear elevation and a wooden door providing access to the rear garden. Space and plumbing is provided for freestanding white goods.

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

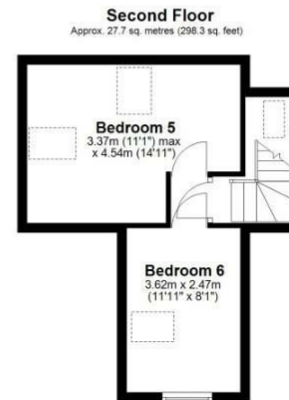
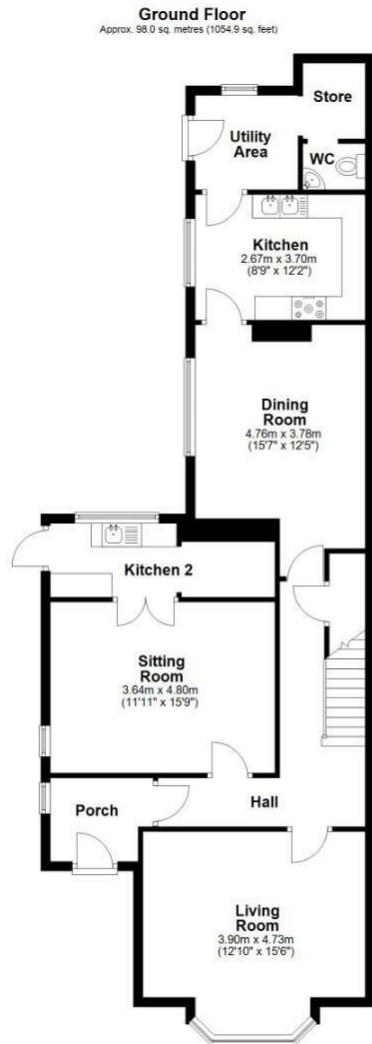
First Floor

The split-level first floor landing benefits from carpeted flooring, dado rails, a loft hatch providing access to loft space and a carpeted staircase with under-stair storage leading to the second floor.

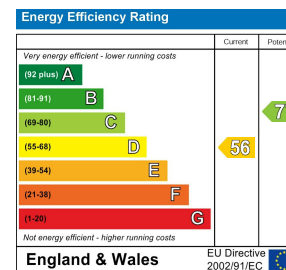
Bedroom one is a spacious double bedroom and enjoys carpeted flooring, dado and picture rails and two uPVC double-glazed sash windows to the front elevation.

Bedroom two is another double bedroom benefitting from carpeted flooring, picture rails and a uPVC double-glazed window to the rear elevation.

Bedroom three is a double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the side elevation.



Total area: approx. 208.2 sq. metres (2241.2 sq. feet)



Bedroom four is a double bedroom and benefits from carpeted flooring, dado rails and a uPVC double-glazed sash window to the front elevation.

The shower room has been fitted with a 2-piece white suite comprising; a large shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment and a wash hand basin set within a vanity unit. The shower room further benefits from tile effect vinyl flooring, partially tiled walls, an extractor fan, a storage cupboard housing the 'Worcester' boiler and an obscure uPVC double-glazed window to the side elevation.

The family bathroom has been fitted with a 4-piece suite comprising; a panelled bath, a shower cubicle with an electric shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from vinyl flooring, a wall-mounted towel radiator, decorative wall panelling and an obscure uPVC double-glazed window to the rear elevation.

The cloakroom has been fitted with a WC and benefits from tile effect vinyl flooring, decorative wall panelling and an obscure uPVC double-glazed window to the rear elevation.

Second Floor

The second floor landing benefits from laminate flooring, dado rails and a double-glazed roof light.

Bedroom five is another double bedroom and enjoys laminate flooring, a hatch providing access to eaves storage and two double-glazed roof lights.

Bedroom six is a versatile space benefitting from laminate flooring, a double-glazed roof light and a uPVC double-glazed window to the front elevation.

Garden & Grounds

12 Clive Place is approached off the street onto a concrete path providing access to the property. The front garden enjoys a variety of mature shrubs and borders.

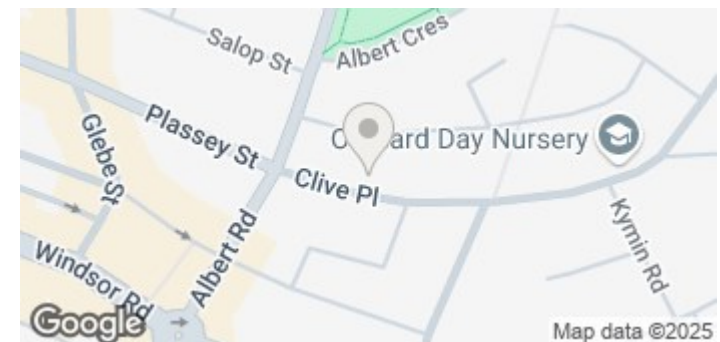
The private and enclosed rear garden is predominantly laid with artificial lawn with a variety of shrubs and borders, two patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from a pond, a wooden storage shed and a pedestrian gate providing rear lane access.

Additional Information

Freehold.

All mains services connected.

Council tax band 'H'.



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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