



2 St. Cyres Road  
Penarth, CF64 2WQ





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**£475,000** Freehold

**4 Bedrooms : 1 Bathrooms : 2 Reception Rooms**

Watts & Morgan are delighted to present to market this substantial four bedroom detached family home set within a delightful plot. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, living room, dining room, kitchen, WC, utility room. First floor landing, four spacious double bedrooms and a family bathroom. Externally the property enjoys off-road parking for several vehicles beyond which is a single garage, low maintenance front garden and a large enclosed rear garden. Being sold with no onward chain. EPC Rating: 'D'.

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### Directions

- Penarth Town Centre 1.0 miles
  - Cardiff City Centre 3.6 miles
  - M4 (J33) 9.4 miles
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## Summary of Accommodation

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### GROUND FLOOR

Entered through a hardwood obscured glazed door into a welcoming hallway which benefits from parquet woodblock flooring and a carpeted staircase leading to the first-floor landing.

The cloakroom serving the ground floor has been fitted with a 2-piece white suite comprising: a wash-hand basin and a WC.

The generously sized living room enjoys a central feature open fireplace, carpeted flooring and a uPVC double glazed window to the front.

The open plan dining room enjoys continuation of woodblock parquet flooring and a uPVC double glazed window to the rear elevation.

The kitchen showcases a stylish range of wall and base units with roll top laminate worksurfaces. Integral appliances to remain include: a fridge, a double oven and a 'Stoves New Home' 4-ring gas hob with extractor hood over. The kitchen further benefits from two recessed storage cupboards and a uPVC double glazed window to the rear elevation.

Utility Room provides space and plumbing for freestanding white goods. The utility further benefits from a wall mounted 'Potterton' boiler, an internal garage door, a uPVC double glazed window to the rear elevation and a hardwood door providing access to the rear garden.

The integral single garage enjoys full electrical services and a uPVC obscured double glazed window to the side elevation.

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### LOWER GROUND FLOOR

The lower ground floor accommodation (with restricted head height) is accessed through a wooden door and provides ample storage.

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### FIRST FLOOR

The first floor landing enjoys continuation of carpeted flooring, a uPVC double glazed window and a loft hatch providing access to the loft space.

Bedroom one is a generously sized double bedroom which enjoys carpeted flooring, a fitted wardrobe and a uPVC double glazed window with secondary glazing to the rear elevation.

The second bedroom is another spacious double bedroom which enjoys carpeted flooring, fitted wardrobes and a uPVC double glazed window with secondary glazing to the rear elevation.

Bedroom three located to the front of the property is a spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom four is a generously sized double bedroom which enjoys carpeted flooring, a fitted wardrobe and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, a storage cupboard housing the hot water cylinder and an obscured double glazed window.

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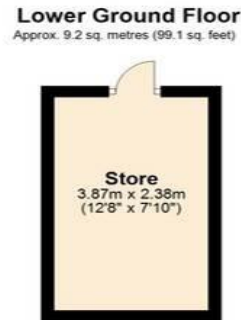
### GARDENS AND GROUNDS

2 St. Cyres Road is approached off the road onto a private driveway which provides off-road parking for several vehicles beyond which is a single garage. The low maintenance front garden is predominantly laid with patio and enjoys a variety of mature shrubs and borders. The large enclosed 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.

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### SERVICES AND TENURE

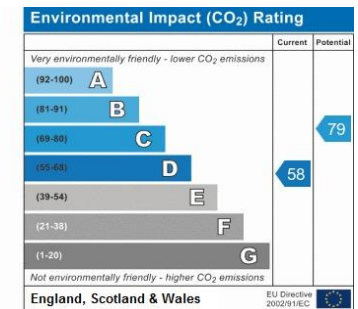
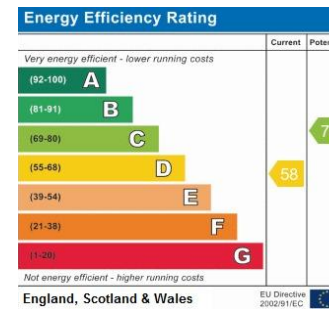
All mains services connected. Freehold. The property benefits from a alarm



Total area: approx. 155.5 sq. metres (1673.9 sq. feet)

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

**2 St Cyres Road, Penarth**



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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