



**Paget Road, Penarth, CF64 1DS**

## **Welcome to**

### **Paget Road, Penarth**

An impressive four-storey, five-bedroom detached home ideally located on Paget Road, offered with NO CHAIN and offering expansive living accommodation, modern open-plan spaces, multiple en-suite bedrooms and balconies with views across Penarth Marina, perfectly suited to contemporary family living.

#### **Ground Floor Entrance Hall**

Enter via a solid contemporary door with inset double glazed lights. Stairs to lower ground floor and first floor with spindles and balustrades. Tiled floor. Doors leading to the Cloakroom/WC, double garage and lounge. Radiator.

#### **Cloakroom / Wc**

Pedestal wash hand basin with mixer tap over. WC. Tiled floor. Radiator.

#### **Formal Lounge**

A large and inviting room with double glazed door and full height windows leading to a balcony which enjoys stunning un-interrupted panoramic views across Penarth Marina, Cardiff Bay and beyond. Two further double glazed windows to rear and two contemporary radiators.

#### **Office**

Double glazed window to front. Radiator. Tiled floor. Currently being used as a walk-in shoe room with fitted storage to two walls.

#### **Lower Ground Floor Hallway**

Tiled floor with underfloor heating. Built in understair storage. Doors leading to a utility room (automatic door mechanism in place for future installation), open plan kitchen/dining room and a cloakroom/ WC.

#### **Utility Room**

Large utility with plenty of space for an 'American' fridge-freezer as well as washing machines and dryer. Contemporary towel style radiator. Spotlights. Fully tiled walls. Tiled floor with underfloor heating.

#### **Cloakroom / Wc**

Contemporary wash hand basin with mixer tap set into a vanity unit with storage under. WC with recessed cistern and push button flush. Recessed shelf/display. Contemporary fully tiled walls. Tiled

floor with underfloor heating. Modern radiator. Spotlights.

#### **Kitchen/Dining/Sitting Room**

Kitchen/Dining Area - Double glazed window to rear. Extensive range of floor and wall mounted kitchen units with contrasting black marble work surface over and matching low level splashbacks. Integrated appliances include an induction hob with stainless steel cooker hood above, eye level double oven and grill, microwave and dishwasher. Several pan drawers. Space for fridge-freezer. Plenty of space for a full size dining table and chairs. Tiled floor with underfloor heating. Spotlights. Double glazed doors opening directly onto the rear garden. Open plan to a SITTING AREA with double glazed window to rear and a contemporary radiator.

#### **First Floor Landing**

A spacious landing with a double glazed window to side. Built in storage cupboard. Cupboard housing hot water tank and storage shelves. Stairs to second floor. Radiator. Doors to the master bedroom and two further double bedrooms.

#### **Master Bedroom**

Double glazed door and full height window leading to a balcony which enjoys the best of the stunning views. Further double glazed window to rear. Radiator. Doors to an ensuite and dressing room.

#### **Ensuite**

Double glazed window to rear. Shower cubicle. 'His and Hers' wall mounted wash hand basins with mixer taps over. WC. Tiled walls and complimenting tiled floor.

#### **Dressing Room**

Fitted wardrobes to two walls.

#### **Bedroom**

Double glazed window to front. Double glazed roof light to side. Radiator.

#### **Bedroom**

Double glazed, full height windows to front. Radiator.

#### **Family Bathroom**

Double glazed obscured glass window to front. Panelled bath with mixer tap and shower attachment over with shower screen. Pedestal wash hand basin with mixer tap over. WC. Tiled walls and floor. Fitted vanity mirrors. Spotlights.

#### **Second Floor Landing**

Landing area with spindles and balustrade, double glazed roof light to side and doors to two bedrooms.

#### **Bedroom**

Double glazed window to rear with views as the master bedroom, built-in double wardrobe, radiator and door to Ensuite

#### **Ensuite**

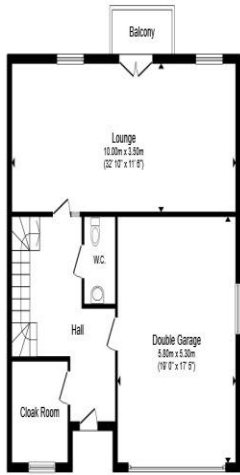
Double glazed roof light to side. Shower cubicle. Pedestal wash hand basin with mixer tap over. Tiled walls to dado height. Towel-style radiator. Spotlights.

#### **Bedroom**

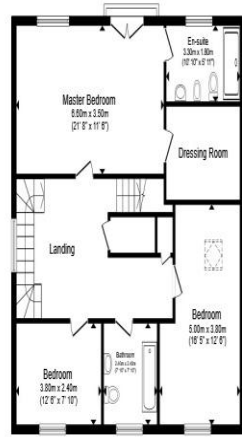
Double glazed window to front. Radiator. Loft hatch. Door to Ensuite.

#### **Ensuite**

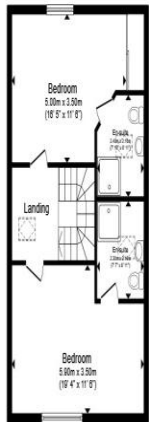
Double glazed roof light to side. Shower cubicle. Pedestal wash hand basin with mixer tap over. Tiled walls to dado height. Towel-style radiator. Spotlights.



Ground Floor



First Floor



Second Floor



Lower Ground Floor

Total floor area 295.4 m<sup>2</sup> (3,180 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### Paget Road, Penarth

- Substantial four-storey detached family home beautifully presented throughout, located on the desirable Paget Road and offered with NO CHAIN.
- A spacious lounge with a balcony, offering expansive views over Penarth, Penarth Marina, Cardiff Bay, and beyond.
- Capacious open-plan kitchen/dining and living area with direct access onto the garden and served by a utility room and cloakroom making it ideal for entertaining.
- Master bedroom with ensuite, walk in wardrobe and balcony with unrestricted views, four further double bedrooms two with en-suite shower rooms
- Double garage with electric up and over doors, parking for three cars and a rear garden also enjoying the stunning panoramic views.

#### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the second exit onto Windsor Road. Take the first available right hand turn onto Arcot Street and proceed up the hill. At the junction with Plassey Street proceed directly over to continue along Arcot Street and at the end of this road, proceed directly over onto Paget Road. Continue for approximately 150m and the property is the last property on the left hand side.



**view this property online** [allenandharris.co.uk/Property/PNR106500](https://allenandharris.co.uk/Property/PNR106500)



Property Ref:  
PNR106500 - 0007

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