



## St. Davids Crescent, offers over £300,000

- Four Bedrooms
- Link Detached
- Larger Than Average Footprint
- Downstairs Utility
- Off Road Parking
- Downstairs WC
- Potential to Enhance
- Council Tax Band D
- EPC Rating: C





## About the property

Situated within a popular residential area of Penarth, this well-proportioned three-bedroom home offers spacious and versatile accommodation, ideal for families, first-time buyers, or investors alike. The property is entered via a welcoming hallway leading to a bright and generous lounge, complemented by a separate dining room overlooking the rear garden-perfect for both everyday living and entertaining. The fitted kitchen provides ample storage and workspace, with direct access to the garden. Upstairs, the property comprises three well-sized bedrooms, each benefiting from built-in storage, alongside a modern wet room designed for practicality and ease of use. Externally, the home enjoys a large enclosed rear garden, mainly laid to lawn with established borders, offering excellent outdoor space. A notable feature is the detached workshop/outbuilding, providing ideal space for storage, hobbies, or potential home working. Additional benefits include uPVC double glazing, gas central heating, and no onward chain, allowing for a smooth purchase process.



## Accommodation

**Entrance Hallway**

**Bathroom**

**Living Room**

14' 8" x 12' ( 4.47m x 3.66m )

**Kitchen/Dining Room**

20' 11" x 10' 2" ( 6.38m x 3.10m )

**Utility Room**

17' 2" x 5' 6" ( 5.23m x 1.68m )

**Wc**

**Bedroom One**

11' 11" x 11' 11" ( 3.63m x 3.63m )

**Bedroom Two**

12' x 9' 10" ( 3.66m x 3.00m )

**Bedroom Three**

9' 10" x 7' 2" ( 3.00m x 2.18m )

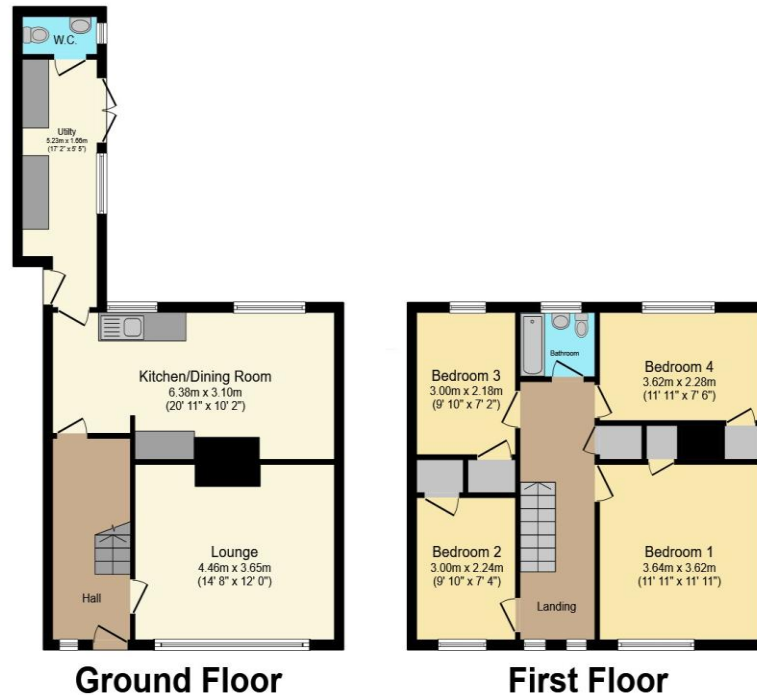
**Bedroom Four**

11' 11" x 7' 6" ( 3.63m x 2.29m )

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## Floorplan



Total floor area 107.3 m<sup>2</sup> (1,155 sq.ft.) approx

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