



32 Arcot Street  
Penarth, Vale of Glamorgan, CF64 1EU

Watts  
& Morgan



## 32 Arcot Street

Penarth, Vale of Glamorgan, CF64 1EU

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**£399,950 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A three bedroom, mid-terrace family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. The accommodation set over three floors briefly comprises; porch, entrance hallway, living room, kitchen, conservatory and ground floor cloakroom. First floor landing, double bedroom, single bedroom and a family bathroom. Second floor landing; spacious primary bedroom with en-suite. Externally the property benefits from a private and enclosed rear garden with rear lane access. Being sold with no onward chain.

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### Directions

Penarth Town Centre – 0.2 miles

Cardiff City Centre – 3.5 miles

M4 Motorway – 9.6 miles

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## Summary of Accommodation

### Ground Floor

Entered via a solid wood door into a porch benefitting from tile flooring. A second partially glazed wooden door leads into a welcoming hallway benefitting from continuation of tile flooring, decorative wood panelling and a carpeted staircase leading to the first floor.

The spacious living room enjoys carpeted flooring, a central feature gas fireplace with a wooden surround and a tile hearth and two uPVC double-glazed windows to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; an 'Electrolux' electric oven and a 'Electrolux' 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect LVT flooring, partially tiled splashback, a bowl and a half stainless steel sink with a mixer tap over and a set of glazed wooden French doors providing access to the conservatory.

The conservatory is a versatile space enjoying wood effect vinyl flooring, a polycarbonate roof, uPVC double-glazed windows to all elevations and a uPVC double-glazed door providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin and a WC. The cloakroom further benefits from tile flooring, tiled walls, recessed ceiling spotlights and a uPVC double-glazed window to the rear elevation.



### First Floor

The first floor landing benefits from carpeted flooring, a carpeted staircase leading to the second floor and a uPVC double-glazed window to the rear elevation.

Bedroom two is a double bedroom and enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

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

The large family bathroom has been fitted with a 3-piece white suite comprising; a tile panelled 'P'-shaped bath with an electric shower over, a floating wash hand basin set within a vanity unit and a WC. The bathroom further benefits from wood effect 'Karndean' flooring, partially tiled walls, a floor mounted towel radiator, a recessed storage cupboard housing the wall-mounted 'Ideal' combi boiler and a uPVC double-glazed window to the rear elevation.

## Second Floor

The second floor landing benefits from carpeted flooring and a hatch providing access to loft space.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, exposed wooden beams and two rooflights. The en-suite has been fitted with a 3-piece white comprising; a corner shower with a thermostatic shower over, a floating wash hand basin set within a vanity unit and a WC. The en-suite further benefits from wood effect 'Karndean' flooring, partially tiled walls, recessed ceiling spotlights, exposed wooden beams, a recessed cupboard providing eaves access, a floor-mounted towel radiator and a rooflight.

## Garden & Grounds

32 Arcot Street enjoys a private and enclosed rear garden 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 rear lane access.

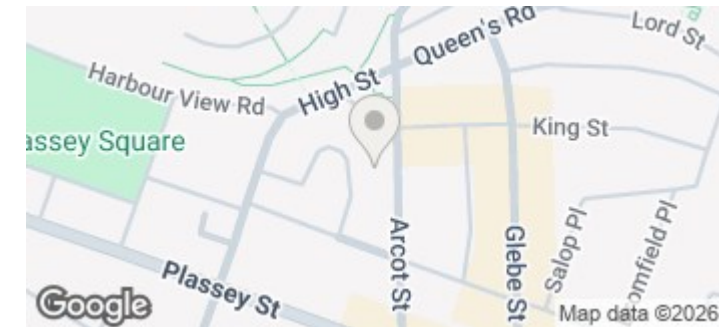
## Additional Information

All mains services connected.

Freehold.

Council tax band 'E'.

EPC rating 'B/C'.

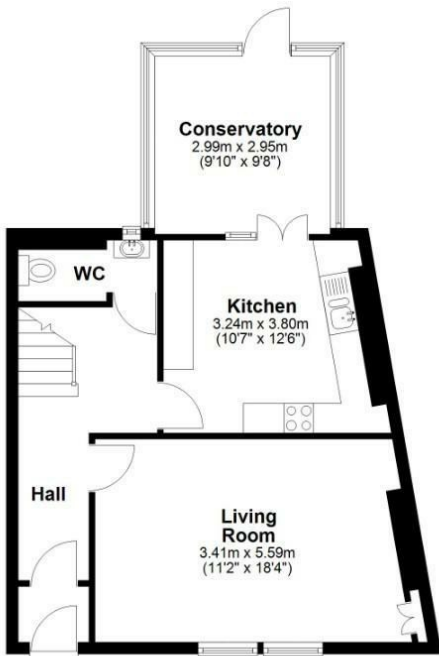


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Scan to view property

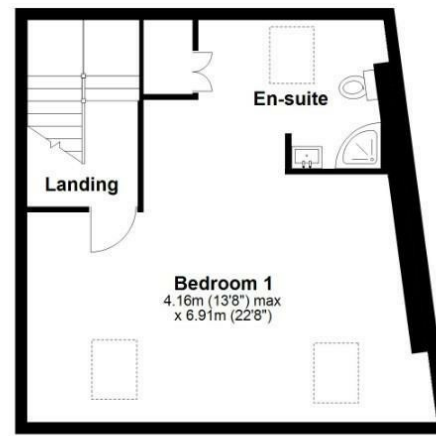
**Ground Floor**  
Approx. 51.6 sq. metres (555.1 sq. feet)



**First Floor**  
Approx. 43.0 sq. metres (462.9 sq. feet)



**Second Floor**  
Approx. 43.4 sq. metres (467.3 sq. feet)



Total area: approx. 138.0 sq. metres (1485.2 sq. feet)

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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