

8 Paget Place

Penarth, Vale of Glamorgan, CF64 1DP



A much improved and very nicely reconfigured semi-detached period property with excellent views across Cardiff from the front, and a large, south facing rear garden. Located perfectly for access to Penarth town centre, Marina and Cardiff Bay Barrage as well as Albert Road school and Belle Vue Park, this property offers spacious family accommodation with two large reception rooms, a kitchen / diner, ground floor WC, four double bedrooms and two bathrooms. Renovated by the current owner and still full of original features. Viewings advised. EPC: D

**David
Baker & Co.**

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Accommodation

Ground Floor

Porch 4' 0" x 4' 4" (1.23m x 1.32m)

Original wooden front door, window above, tiled floor, cornice and deep skirting boards. Glazed timber door to the hall.

Hall

Original cornice, arch, staircase and doors to the two reception rooms and utility room. Additional glazed panel door to the kitchen / diner. New oak flooring. Power points. Central heating radiator. Under stair storage area.

Lounge 14' 6" into recess x 16' 10" into bay (4.43m into recess x 5.12m into bay)

A very pleasant main reception room with partial views over Cardiff. New oak flooring. Original cornice, picture rails and ceiling rose. Modern stone fire surround with wood burning stove and slate hearth. Central heating radiator. Power points and TV point. Fitted shelving to one recess.

Sitting Room 12' 8" into recess x 12' 10" (3.87m into recess x 3.91m)

A second reception room - also ideal as a kids playroom and home office. Oak flooring continued from the hall and lounge. Original cornice and picture rails. Modern fireplace with stone surround, matching hearthstone of a fitted gas fire. Power points. Central heating radiator. uPVC double glazed doors to the rear into the garden.

Utility

Tiled floor. uPVC double glazed window to the side. Fitted work surface. Plumbing for washing machine and dryer. Power points.

Kitchen / Diner 11' 3" x 26' 1" (3.43m x 7.94m)

A reconfigured, modern kitchen diner at the back of the house with large Velux window, uPVC double glazed window to the side and a set of double doors that open onto the garden - again at the side. Fitted kitchen comprising wall units, base units and larder style cupboards with an added peninsula unit and quartz work surfaces. Integrated Neff appliances including three electric ovens (one is a combi-microwave), warming drawer, a five zone induction hob, fridge freezer, wine cooler and dishwasher. Twin bowl countersunk stainless steel sink. Plenty of space for a dining table and chairs. Two tall central heating radiators. Power points. Recessed lighting. Door to the rear into the lobby.

Lobby 6' 1" x 4' 8" (1.85m x 1.42m)

Tiled floor continued from the kitchen. Doors to the WC and into the garden. Power points.

WC 5' 7" x 4' 8" (1.71m x 1.42m)

WC and pedestal sink. uPVC double glazed window to the side. Heated towel rail. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Original stairs to the second floor, deep skirting boards and doors to all rooms. Power points.

Bedroom 1 19' 3" into recess x 16' 10" into bay (5.86m into recess x 5.12m into bay)

Double bedroom across the full width of the front of the house, with uPVC double glazed window and bathroom window, both with views over Cardiff and Cardiff Bay. Fitted carpet. Coved ceiling. Central heating radiator. Power points

Bedroom 2 12' 10" into recess x 12' 10" (3.9m into recess x 3.9m)

Double bedroom with uPVC double glazed window to the rear that overlooks the garden, and has views up to St Augustines Church. Fitted carpet. Power points. Central heating radiator. Coved ceiling.

Shower Room 7' 10" max x 9' 3" max (2.38m max x 2.82m max)

Tiled floor and part tiled walls. Suite comprising a walk-in shower with twin head mixer shower, WC and sink with storage below. Heated towel rail. Fitted mirror with light and shaver point. Two uPVC double glazed windows to the side - both with opaque glass. Recessed lights. Extractor fan.

Bathroom 11' 1" x 9' 5" (3.37m x 2.87m)

A spacious bathroom with suite comprising a tiled panelled bath, large shower cubicle with twin head mixer shower, WC and a sink with storage below. Fitted bathroom cabinet with mirrored doors. Heated towel rail. Recessed lights. Extractor fan. Built-in cupboard with gas combination boiler. uPVC double glazed window with opaque glass. Tiled floor and part tiled walls.

Second Floor

Landing

Fitted carpet to the stairs and landing. Velux window to the rear. Original doors to both bedrooms and an original built-in linen cupboard. Hatch to loft space.

Bedroom 3 18' 6" into recess x 13' 8" into bay (5.64m into recess x 4.17m into bay)

Double bedroom with uPVC double glazed window to the front that gives very impressive water views over Cardiff. Fitted carpet. Large eaves cupboard. Central heating radiator. Power points.

Bedroom 4 12' 10" into recess x 12' 5" (3.92m into recess x 3.79m)

Double bedroom with uPVC double glazed window to the side and a Velux window to the rear. Fitted carpet. Central heating radiator. Power points.

Outside

Front

The property benefits from a large frontage with garden area and an attractively block paved driveway that provides off-road parking for three to four vehicles. There is ample space to the side and access into the rear garden.

Rear Garden

A sizeable, south facing rear garden with numerous spaces spread over a number of tiers, rising up to the rear lane access at the back. Natural stone paved patios, pathways and borders and garden walls. Many mature trees and plants. There are two lawned areas, a timber shed and a store. The side area provides another excellent and private sitting and dining space, laid to chippings and with gated access to the front. Outside tap and light.

Additional Information

Tenure

The property is freehold (WA585398).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3338.40 for 2025/26.

Approximate Gross Internal Area

2081 sq ft / 193.3 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage services and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan















