

38 St Josephs Mews

Penarth, Vale of Glamorgan, CF64 1NP



A modern three storey, four bedroom townhouse in a quiet part of this popular development, with impressive views across Cardiff from the first and second floors. The spacious living accommodation comprises the entrance hall, study / snug, WC and kitchen / diner with utility room on the ground floor along with a lounge, two double bedrooms and a bathroom above, plus two further en-suite double bedrooms on the top floor. There is a front and rear garden along with a garage. The property is in good order but there is room for some upgrading and personalisation as well. The location gives very convenient access to both Penarth town centre and Marina while being in catchment for some excellent locals schools including Albert Road, Stanwell and Pen-y-Garth. Viewing advised. EPC: B.

**David
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Your local Estate Agent & Chartered Surveyor

£700,000

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Accommodation

Ground Floor

Hallway

A spacious, wide hallway with luxury vinyl flooring throughout and direct access into the kitchen / diner. Central heating radiator. Walk-in storage cupboard with fitted shelving. Power points. Phone point. Doors to the WC and study room as well as the kitchen.

Cloakroom 5' 2" x 4' 8" (1.58m x 1.41m)

Luxury vinyl flooring continued from the hall. WC and sink. Wooden double glazed window to the front. Central heating radiator. Extractor. Recessed lights.

Study 8' 5" max x 12' 8" (2.57m max x 3.85m)

A versatile room, ideal as a study or a TV dnug and with a wooden double glazed window to the front that gives pleasant views. Luxury vinyl floor. Central heating radiator. Power points and TV point. Phone point.

Kitchen / Dining / Living Room 24' 1" max x 13' 4" (7.34m max x 4.06m)

An excellent space for family living and a great entertaining space that opens out onto the garden. Luxury vinyl floor throughout, and space for lounge and dining furniture. Wooden glazed panel door, side panel and two double glazed windows to the garden. Recessed lights. Two central heating radiators. Fitted kitchen comprising a mixture of wall cabinets and base units with gloss doors, contrasting laminate work surfaces and attractivetiled splashbacks. Matching central island with breakfast bar and additional storage below. Integral Bosch appliances including a four zone ceramic hob, electric oven, grill, microwave, dishwasher, fridge freezer and extractor hood. One and a half bowl stainless steel sink with drainer. Power points. Door to utility room.

Utility Room 6' 4" x 6' 11" (1.92m x 2.11m)

Luxury vinyl flooring continued from the kitchen as well as matching wall units, base units and work surface. One and a half bowl stainless steel sink with drainer. Plumbing for washing machine. Extractor. Central heating radiator. Power points. Part tiled walls.

First Floor

Landing

Fitted carpet to the stairs and landing. Large wooden double glazed window to the side. Central heating radiator. Doors to bathroom and two bedrooms. Glazed panel double doors to the lounge.

Living Room 19' 10" max x 12' 6" (6.05m max x 3.81m)

A light and open main reception room with far reaching westerly views. Wooden glazed panel double doors and side panels to Juliet balcony. Fitted carpet. Power points. Television and phone points. Two central heating radiators.

Bedroom 3 11' 10" max x 13' 4" max (3.61m max x 4.06m max)

Double bedroom to the rear of the property with fitted carpet, power points, wooden double glazed window overlooking the garden and a central heating radiator.

Bedroom 4 11' 10" max x 13' 4" max (3.61m max x 4.06m max)

Double bedroom to the rear of the property with fitted carpet, power points, wooden double glazed window overlooking the garden and a central heating radiator.

Bathroom 7' 6" x 6' 11" (2.29m x 2.12m)

Vinyl floor tiles. Suite comprising panelled bath with hand shower, WC and sink. Heated towel rail. Fully tiled walls. Extractor. Recessed lights.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Wooden double glazed window to the side with partial views over Cardiff. Built in cupboard with fitted shelving and the gas central heating boiler. Hatch to the loft space. Doors to two bedrooms. Power points.

Bedroom 1 *19' 9" max x 13' 1" into bay (6.02m max x 4m into bay)*

A sizeable main bedroom with en-suite, fitted wardrobes and excellent views across Cardiff and beyond. Fitted carpet. Wooden double glazed floor to ceiling window to the front. Power, television and phone points. Central heating radiator. Door to the en-suite.

En-Suite *6' 0" x 6' 11" (1.84m x 2.11m)*

Tiled floor and part tiled walls. Heated towel rail. Walk in shower with mixer shower, a sink and a WC. Extractor. Recessed lights. Shaver point.

Bedroom 2 *23' 7" max x 13' 4" into bay (7.2m max x 4.07m into bay)*

Double bedroom to the rear. Two wooden double glazed windows overlooking the garden. Fitted carpet. Power points. Door to the en-suite. Built in wardrobes. Central heating radiator.

En-Suite 2 *8' 6" x 4' 7" (2.59m x 1.4m)*

Tiled floor and part tiled walls. Heated towel rail. Suite comprising a walk-in shower with mixer shower, a sink and a WC. Extractor. Recessed lights. Shaver point.

Outside

Front

An attractive seating area laid to stone chippings and with steps up to a covered porch. Storage cupboard. Hedge planting. Pleasant views over the communal green and into the distance.

Rear Garden

A lawned rear garden with access to the garage. Paved patio. Outside tap. Outside light.

Garage *19' 2" x 19' 0" (5.84m x 5.79m)*

Situated beneath a 'coach house' style flat, this is held on a long leasehold basis. This attracts a shared contribution towards the insurance of the building as a whole. Twin up an over electric doors. Door to the garden. Light and power.

Additional Information

Tenure

The property is freehold (CYM583299).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4248.02 for 2025/26.

Approximate Gross Internal Area

1960 sq ft / 182.1 sq m.

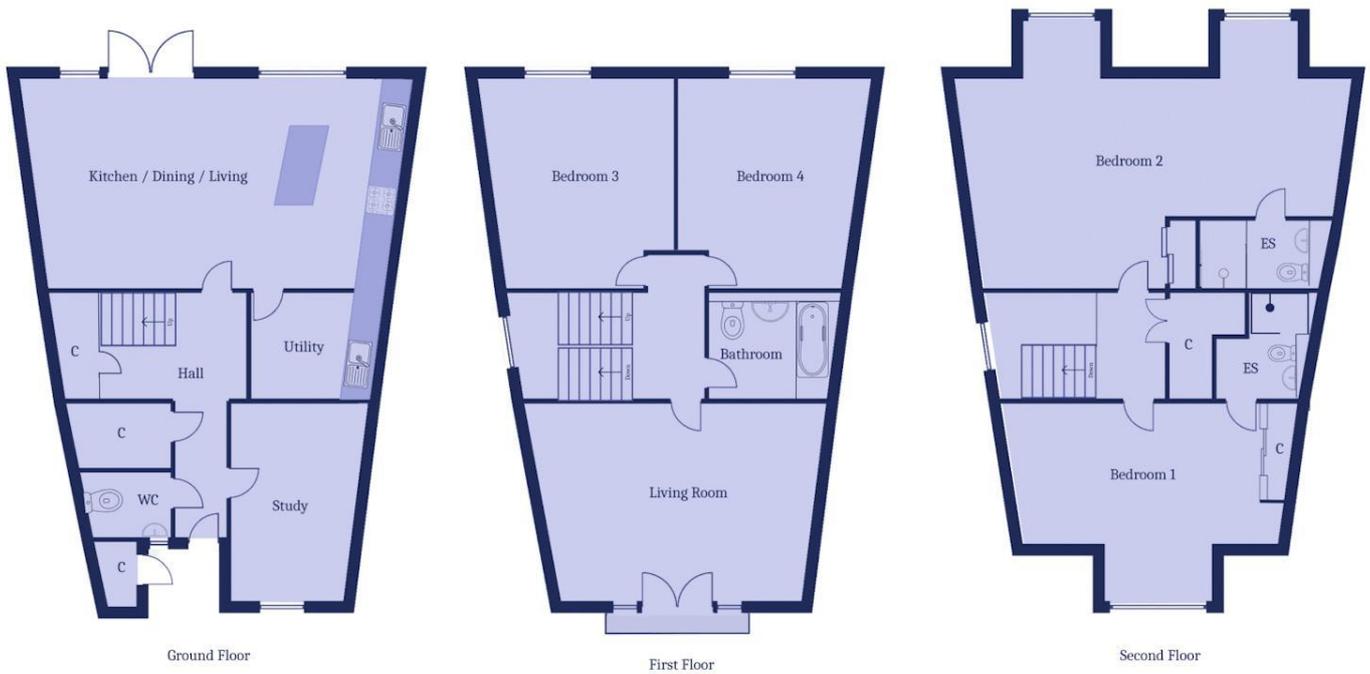
Utilities

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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