

# 4 Augusta Crescent

Penarth, Vale of Glamorgan, CF64 5RL



A unique opportunity to purchase and renovate a semi-detached period home on one of the most popular roads in Penarth, in catchment for some excellent local schools and within walking distance from amenities such as the seafront, Cosmeston Lakes, Penarth Athletic Club and the town centre. The property comprises the entrance hall, two reception rooms, kitchen, WC, four bedrooms, a bathroom and a separate WC. Off road parking to the front and an enclosed rear garden with side access. Sold with no onward chain, and interested parties are advised to take mortgage advice before viewing. While the property does require significant investment, it is connected to utilities. EPC: E.

**David  
Baker & Co.**  
Your local Estate Agent & Chartered Surveyor

**£495,000**

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## Accommodation

### Ground Floor

#### **Hall**

The entrance hall has an original wooden front door with glazed panel and windows to either side, an original timber floor, skirting boards, picture rails, staircase to the first floor and original doors to both reception rooms.

#### **Living Room** 14' 8" into recess x 14' 10" into bay (4.47m x 4.53m)

Original timber floor, skirting boards, picture rails, and a wooden bay window to the front. There is a central heating radiator, power points, two wall lights, and a fireplace with gas fire.

#### **Sitting Room** 12' 8" into recess x 12' 11" (3.85m into recess x 3.94m)

Original timber floor, skirting boards, picture rails, and glazed wooden doors into the garden. There are two central heating radiators, two wall lights, and power points.

#### **Kitchen** 8' 5" x 11' 9" (2.57m x 3.59m)

Fitted wall and base units with laminate work surfaces, a single bowl stainless steel sink with drainer, power points, original wooden windows to the side, a door to the rear lobby, a floor mounted gas boiler, power points and a walk-in pantry.

#### **Lobby** 5' 6" x 5' 7" (1.67m x 1.71m)

Wooden door and window to the garden. Door to the WC.

#### **WC** 3' 0" x 5' 7" (0.92m x 1.71m)

WC and sink, as well as a wooden window to the side.

### First Floor

#### **Landing**

On the lower level, a glazed panel door into the fourth bedroom, and on the upper level, the original timber floor, doors to the first three bedrooms, the WC, and the bathroom. There is also a central heating radiator and a hatch to the loft space and power points.

#### **Bedroom 1** 12' 9" into recess x 14' 10" into bay (3.89m into recess x 4.51m into bay)

Double bedroom with a wooden bay window to the front and original skirting boards and picture rails. There is a central heating radiator, two wall lights, power points, a sink with tiled splashback and fitted wardrobes.

#### **Bedroom 2** 12' 7" into recess x 13' 0" (3.84m into recess x 3.95m)

A double bedroom to the rear of the property with original wooden windows overlooking the garden, original timber flooring, skirting boards, and picture rails. There are fitted wardrobes to one wall with a water cylinder in one of the cupboards. Sink with a tiled splashback, a central heating radiator, and power points.

#### **Bedroom 3** 8' 6" x 10' 3" (2.59m x 3.13m)

Single bedroom to the front with original timber flooring, skirting boards, picture rails and wooden windows. There is a central heating radiator, power points and a built-in wardrobe.

#### **Bedroom 4** 8' 2" x 16' 10" (2.48m x 5.14m)

A well-proportioned additional bedroom with original timber flooring, wooden windows to the front and rear, central heating radiator and power points.

#### **Bathroom** 5' 8" x 7' 1" (1.73m x 2.16m)

Panelled bath with electric shower and sink. Central heating radiator. Wooden window to the rear.

#### **WC** 2' 6" x 4' 2" (0.75m x 1.28m)

WC. Window to the rear.

## Outside

### Front

Off-road parking for one vehicle, laid to paving, along with a further garden area that has been cleared and left as bare earth. A patio pathway leads to the front door.

### Garage 8' 1" x 16' 8" (2.46m x 5.09m)

A single garage with up and over garage door to the front.

### Rear Garden

A well-proportioned and private rear garden with a northerly aspect. There is a patio area and the remainder of the garden has been cleared and is now bare earth. The garden is enclosed by wooden fencing on both sides and has side access to the front.

## Additional Information

### Tenure

The property is freehold (WA114851).

### Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3266.15 for 2026/27.

### Approximate Gross Internal Area

1386 sq ft / 128.8 sq m.

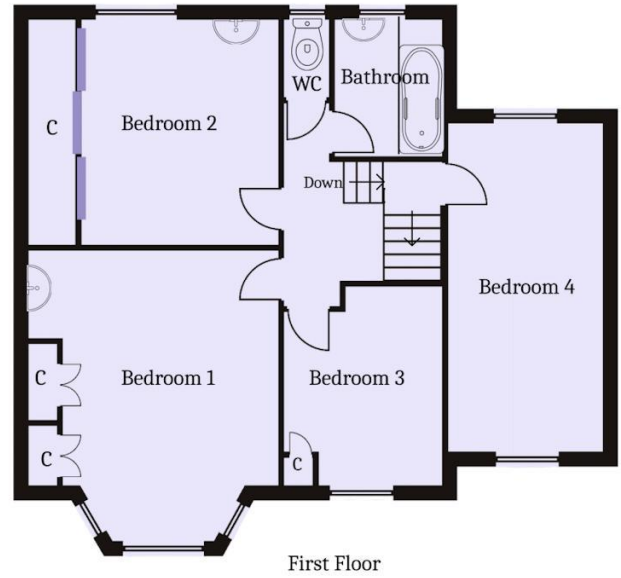
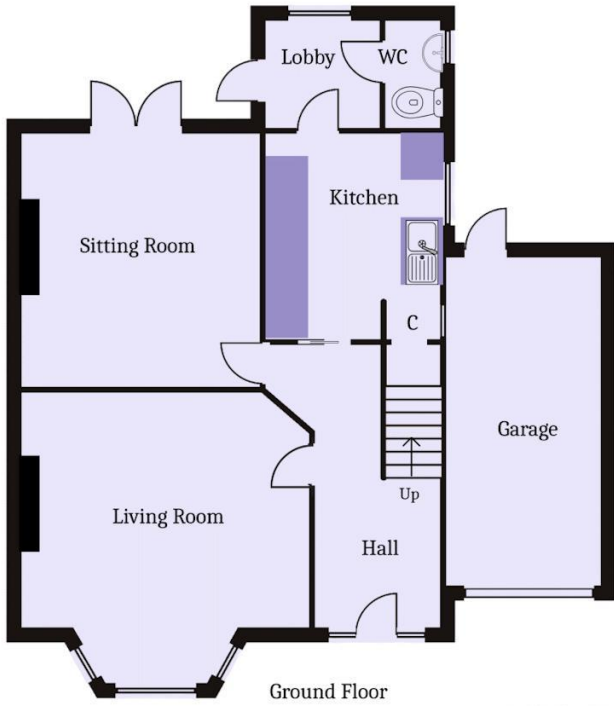
### Utilities

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

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

### Floor Plan



For illustrative purposes  
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