

3 St. Augustines Road

Penarth, The Vale Of Glamorgan, CF64 1BH



A superb four bedroom period property with ground floor extension and loft conversion with views over Cardiff, located close to Albert Road Primary School, Penarth town centre and Cardiff Bay Barrage. The ground floor provides excellent family living space and comprises two reception rooms, a cloakroom and a kitchen / diner with a very useful pantry. There are three double bedrooms and a bathroom above along with a master bedroom with en-suite in the converted loft. Finally, there is a westerly rear garden with access onto the neighbouring street. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£545,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch

Composite front door with double glazed panel above. Timber floor. Original moulded coved ceiling. Opening to the entrance hall with original glazed panels above.

Entrance Hall

Timber floor. Period style Central heating radiator. Original moulded coved ceiling. Under stair cupboard.

Lounge *13' 10" into recess x 14' 6" into bay (4.22m into recess x 4.42m into bay)*

Timber floor. uPVC double glazed bay window to the front with fitted wooden shutters. Original moulded coved ceiling. Period style central heating radiator. Power and digital TV points. Feature Chilli Penguin wood burning stove with slate tiled hearth.

Sitting Room *11' 4" x 11' 2" (3.45m x 3.41m)*

Timber floor. uPVC double glazed door leading out into the garden. Fireplace recess with slate tiled hearth. Fitted shelving. Power and digital TV points. Period style Central heating radiator.

Cloakroom

Luxury vinyl floor with under floor heating. WC and wash hand basin. uPVC double glazed window to the side. Wall mounted gas combination boiler.

Kitchen / Diner *11' 2" x 20' 11" (3.4m x 6.37m)*

A spacious family kitchen / diner giving access to and looking out over the garden. Built-in cupboard and pantry. Fitted wall and base units with shaker style cabinet doors and wooden work surfaces. Matching central island with one and half bowl stainless steel and drainer. Range cooker with double electric oven and five burner gas hob. Extractor hood. Recess for American fridge freezer. Integrated dishwasher. uPVC double glazed window to the side, a Velux window and uPVC double glazed doors to the garden. Power and digital TV points. Recessed lights. Luxury vinyl floor with under floor heating.

First Floor

Landing

Fitted carpet to stairs and landing. Doors to various rooms.

Bedroom 1 *17' 3" into recess x 11' 3" into recess (5.26m x 3.42m)*

Double bedroom across the full width of the front of the property. Timber floor. Central heating radiators. Two uPVC double glazed windows. Power points.

Bedroom 2 *11' 5" into recess x 11' 2" (3.47m into recess x 3.41m)*

Double bedroom with uPVC double glazed window to the rear. Timber floor. Central heating radiator. Power points. Recess shelving.

Bedroom 3 *11' 1" x 9' 2" (3.39m x 2.8m)*

Timber floor. uPVC double glazed window to the side. Central heating radiator. Power points.

Bathroom *8' 1" x 5' 8" (2.47m x 1.73m)*

Tiled floor with under floor heating, and part tiled walls. Suite comprising a P-shaped panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Fitted cupboard. uPVC double glazed window to the side. Recessed lights.

Second Floor

Bedroom 4 10' 4" x 17' 0" (3.16m x 5.17m)

Double bedroom with uPVC double glazed window to the rear and a Velux window to the front. Excellent views across Penarth and Cardiff. Fitted carpet. Recessed lights. Central heating radiator. Recessed drawer unit and shelf with micro-cement detailing. Door to the en-suite.

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Built-in cupboard. Recessed lights.

En-Suite 7' 0" x 7' 3" (2.14m x 2.2m)

Micro-cement floor and wall. Walk-in shower with mixer shower, WC and wash hand basin with storage. Recessed shelf. Velux window to the front. Heated towel rail. Recessed lights. Extractor fan.

Outside

Front

Landscaped front garden laid to stone chippings. Original front wall. Iron gate and pathway to the front door.

Rear Garden

Decked terrace accessed from the kitchen. Lawned garden with original stone wall and gated access at the rear to John Street. Timber store. Outside lights. Westerly aspect.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is, which equates to a charge of for the year 2021/22.

Approximate Gross Internal Area

1463 sq ft / 136 sq m.

Notes

The property has an Intelligent Heating system through Heatmiser, which allows you to control your heating from anywhere in the world with your free app. It has four separate heating zones which includes underfloor heating to the kitchen / diner and bathroom.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan









