



16a Augusta Road  
Penarth, Vale of Glamorgan, CF64 5RH

Watts  
& Morgan



# 16a Augusta Road

Penarth, Vale of Glamorgan, CF64 5RH

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**£1,195,000 Freehold**

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

An immaculately presented, spacious and versatile four bedroom detached family home situated in one of Penarth's most desired tree-lined streets. In catchment for Evenlode and Stanwell Schools. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hallway, lounge, open-plan living/dining room, kitchen, pantry, sitting room, utility room and ground floor cloakroom. First floor landing, spacious primary suite with dressing area, en-suite and access to rooftop terrace, two further double bedrooms, single bedroom and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking beyond which is an integral single garage, beautifully landscaped front and rear garden including outdoor pool. The property further benefits from a versatile studio office with full electrical connections. Being sold with no onward chain. EPC Rating; 'C'.

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## Directions

Penarth Town Centre – 0.8 miles

Cardiff City Centre – 4.7 miles

M4 Motorway – 10.6 miles

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Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk



## Summary of Accommodation

### Ground Floor

Entered via a partially obscure glazed wooden door into a large welcoming hallway enjoying Amtico flooring, recessed ceiling spotlights, a recessed storage cupboard, a carpeted staircase leading to the first floor, a single-glazed wooden window to the front elevation and a large feature uPVC double-glazed window to the front elevation.

A set of glazed wooden French doors lead from the hallway into the lounge benefitting from carpeted flooring, a central feature electric fireplace, recessed ceiling spotlights and an obscure single-glazed wooden window to the side elevation.

The open-plan living/dining room enjoys continuation of carpeted flooring, recessed ceiling spotlights, a bespoke fitted solid wood desk, a double-glazed bay window with window seat to the rear elevation and a set of uPVC double-glazed sliding doors with double-glazed side panels providing access to the rear garden.

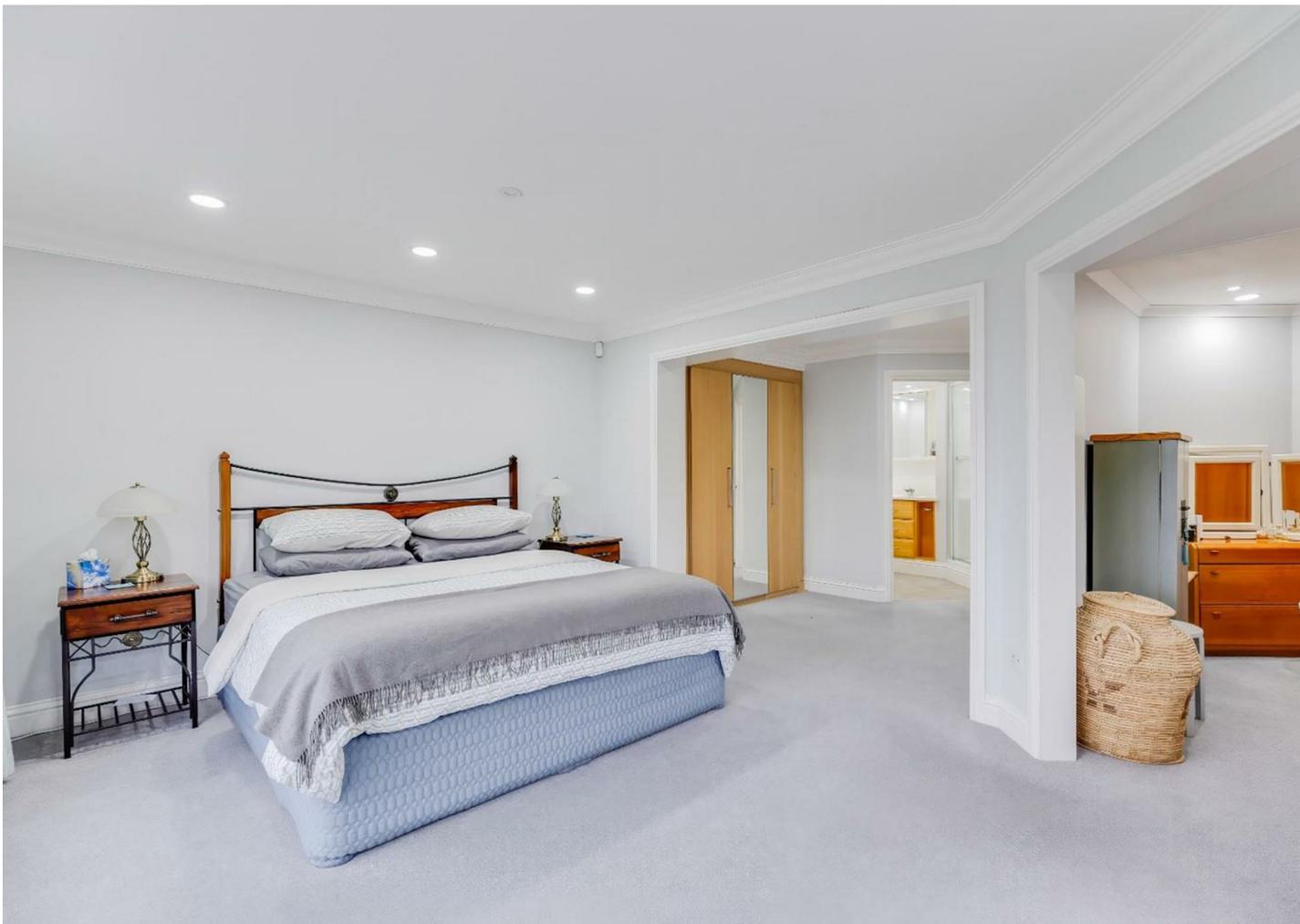
The kitchen has been fitted with a range of wall, base and tower units with Corian work surfaces. Integral 'Neff' appliances to remain include; an electric oven/grill, an electric hob with a 'Luxair' extractor fan over, a dishwasher and a fridge. The kitchen further benefits from Amtico flooring, a feature glass splash-back, a bowl and a half sink with a 'Quooker' hot water tap over, recessed ceiling spotlights, a feature peninsula breakfast bar with a Quartz work surface and an aluminium double-glazed window to the front elevation.

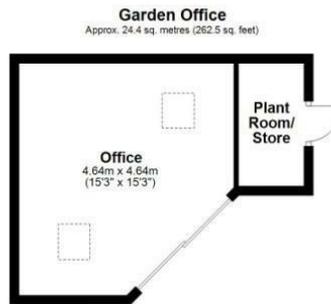
The pantry benefits from continuation of Amtico flooring, a range of recessed storage units with sliding doors, recessed ceiling spotlights and a 'Velux' roof light.

The sitting room is a versatile space enjoying carpeted flooring, recessed ceiling spotlights, a large feature double-glazed rooflight and a double-glazed bay window with a window seat to the rear elevation overlooking the garden.

The utility room has been fitted with a range of base and tower units with a roll top laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, a feature glass splash-back, a stainless steel sink, a cupboard housing the wall-mounted 'Potterton' boiler, recessed ceiling spotlights, an obscure aluminium double-glazed window to the side elevation and an obscure glazed aluminium door providing access to the side elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece suite comprising; a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from Amtico flooring, recessed ceiling spotlights, a wall-mounted towel radiator and an obscure double-glazed aluminium window to the front elevation.





Total area: approx. 283.1 sq. metres (3047.0 sq. feet)  
16a Augusta Road, Penarth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77
England & Wales		EU Directive 2002/91/EC	

## First Floor

The first floor landing benefits from carpeted flooring, recessed ceiling spotlights and a recessed storage cupboard housing the 'ThermaQ' hot water cylinder.

The primary suite is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights, a large dressing area with built-in wardrobes, an aluminium double-glazed window to the side elevation, a double-glazed bay window with window seat to the rear elevation and an obscure glazed aluminium door providing access onto the rooftop terrace. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, recessed ceiling spotlights, an extractor fan, a wall-mounted towel radiator and an obscure double-glazed aluminium window to the side elevation.

Bedroom two is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a set of uPVC double-glazed sliding doors providing further access to the rooftop terrace.

Bedroom three is another double bedroom and benefits from carpeted flooring, recessed ceiling spotlights, a range of recessed storage cupboards, two hatches providing access to a large, carpeted eaves storage and an aluminium double-glazed window to the front elevation.

Bedroom four is a single bedroom and enjoys carpeted flooring, recessed ceiling spotlights, a hatch providing access to a large carpeted loft space and an aluminium double-glazed window to the front elevation. The family bathroom has been fitted with a 5-piece white suite comprising; a shower cubicle with a thermostatic shower over and a handheld shower attachment, a panelled bath, a wash hand basin set within a vanity unit, a WC and a bidet. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, a wall-mounted towel radiator and an obscure double-glazed aluminium window to the front elevation.

## Gardens & Grounds

16a Augusta Road is approached off the road onto a block paved driveway providing off-road parking, beyond which is an integral single garage with an electric roller door.

The front garden enjoys a variety of mature shrubs, borders and trees.

The beautifully landscaped, private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The rear garden further benefits from an outdoor pool, outdoor lighting, a pond and a composite deck area providing ample space for outdoor entertaining and dining.

## Studio Office

The garden office is a versatile space and benefits from carpeted flooring, recessed ceiling spotlights, bespoke fitted desks, storage units and bookshelves, an electric heater and two roof lights.

## Additional Information

All mains services connected.

Freehold.

Council tax band 'H'.

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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