
30 Paget Road
Penarth, CF64 1DS
Watts
&Morgan



30 Paget Road

Penarth, CF64 1DS

O.I.E.O £515,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A beautifully presented, three bedroom end terrace family home enjoying elevated views. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment for Albert Primary and Stanwell Comprehensive Schools. Accommodation briefly comprises; entrance hall, two bay fronted sitting rooms, dining room and kitchen. First floor landing; three double bedrooms, a bathroom and a cloakroom. Externally the property benefits from a low maintenance courtyard style rear garden. EPC Rating: 'C'.







Directions

Penarth Town Centre – 0.5 miles
Cardiff City Centre – 3.6 miles
M4 Motorway – 9.7 miles

Your local office: Penarth
T:02920 712266 (1)
E:penarth@wattsandmorgan.co.uk







Summary of Accommodation

GROUND FLOOR

Entered via a solid wood door with a glazed panel above into a porch benefitting from stone tile flooring, decorative wall panelling and cornice detailing. A second partially stained glass wooden door leads into a hallway benefitting from wood effect laminate flooring, decorative wall panelling and a ceiling rose.

The sitting room benefits from exposed wooden floorboards, a central feature log burner with a slate hearth and a wood mantel, dado rails and picture rails, decorative cornice detailing and a uPVC double-glazed bay window to the front elevation enjoying partial views.

The living room benefits from carpeted flooring, a central feature gas fireplace with a tiled hearth and a wood surround, dado rails and picture rails and a uPVC double-glazed bay window to the front elevation.

The dining room enjoys continuation of wood effect laminate flooring, decorative wall panelling, a carpeted staircase leading to the first floor, a uPVC double-glazed window to the rear elevation and a partially glazed wooden door providing access to the rear garden,

The kitchen has been fitted with a range of wall and base units with solid wood work surfaces. Integral appliances to remain include; an electric oven and a four-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splash-back, a stainless steel sink with a mixer tap over and a large uPVC double-glazed window to the rear elevation.

FIRST FLOOR

The split-level, first floor landing enjoys carpeted flooring, decorative wall panelling and a hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and two uPVC double-glazed windows to the front elevation enjoying further elevated views.

Bedroom two is another spacious double bedroom and benefits from carpeted flooring, dado rails, picture rails and a uPVC double-glazed window to the front elevation.

Bedroom three is a further double bedroom benefitting from carpeted flooring, a fitted wardrobe and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a four-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a tile panelled whirlpool bath, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.

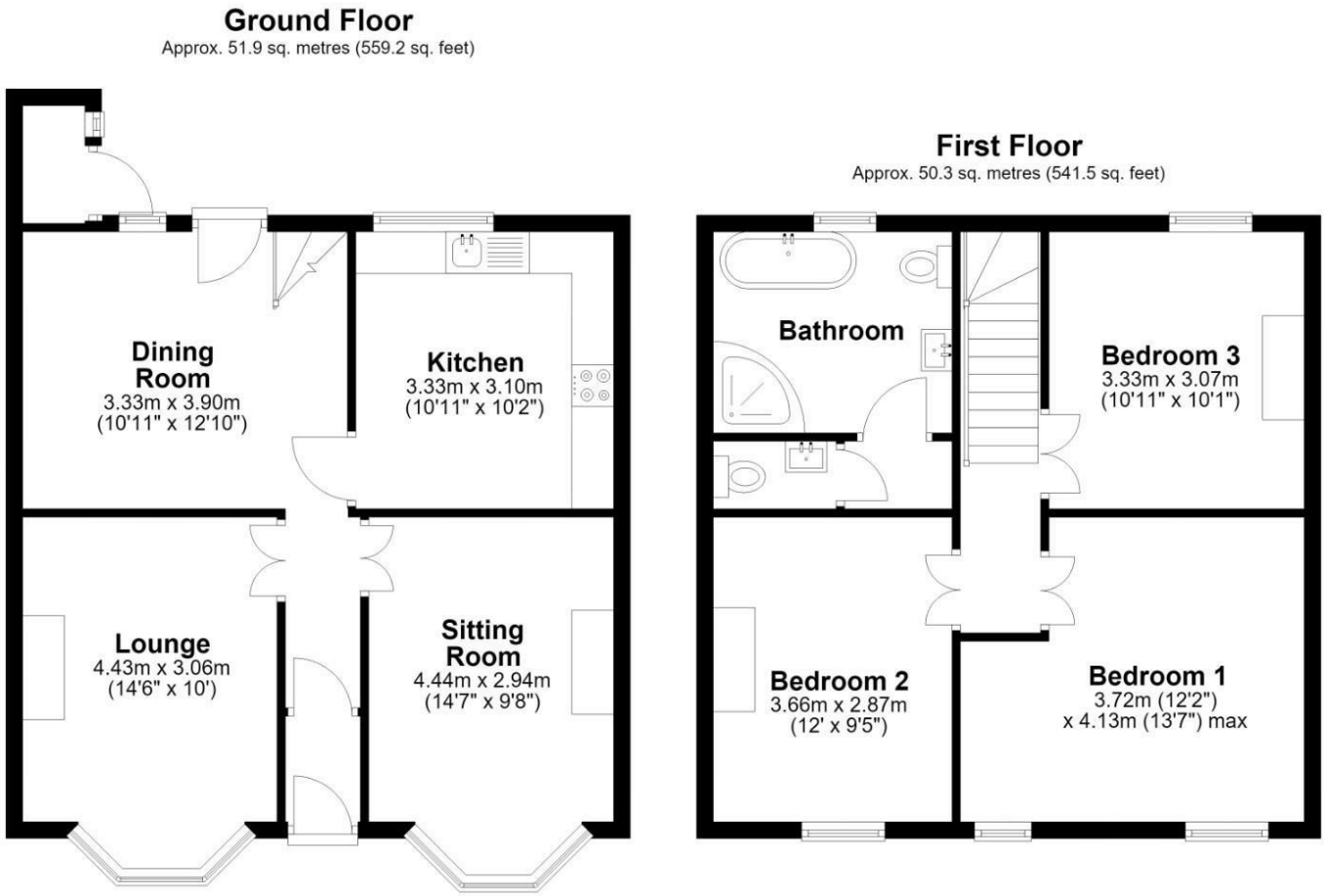
The cloakroom has been fitted with a two-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from tiled flooring and decorative wall panelling.

GARDENS & GROUNDS

30 Paget Road enjoys a low maintenance courtyard style rear garden with a variety of mature shrubs and borders. Two brick built sheds provide ample space for storage; one of which houses the 'Main' combi boiler.

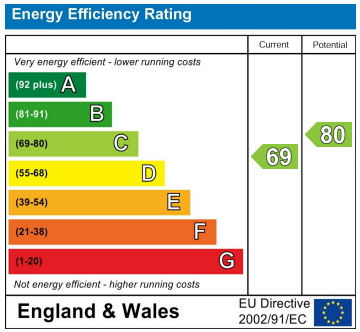
ADDITIONAL INFORMATION

Freehold.
All mains services connected.
Council tax band 'E'.
EPC rating 'C'.



Total area: approx. 102.3 sq. metres (1100.6 sq. feet)





Scan to view property

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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts & Morgan