



139 St. Davids Crescent  
Penarth, CF64 3NB

Watts  
& Morgan



**£410,000 Freehold**

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

Watts & Morgan are excited to market this spacious three bedroom semi-detached family home.

Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: porch, hallway, living room, dining room, kitchen and pantry/utility room. First floor landing, two spacious double bedrooms, a single bedroom, a family bathroom and a versatile loft room. Externally the property benefits from a driveway providing off-road parking for several vehicles and a beautifully landscaped South-West facing rear garden backing on to playing fields. Being sold with no onward chain. EPC Rating 'D'.

## Directions

Penarth Town Centre – 1.0 miles

Cardiff City Centre – 4.0 miles

M4 Motorway (J33) – 10.5 miles



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## Summary of Accommodation

### GROUND FLOOR

Entered via an obscured partially glazed uPVC door into a entrance porch which enjoys tiled flooring and uPVC obscured double glazed windows to the front/side elevations. A second partially glazed wooden door leads into a welcoming hallway which enjoys high gloss wooden laminate flooring, an understairs storage cupboard and a carpeted staircase leading to the first floor accommodation.

The dining room located to the front of the property enjoys continuation of high gloss wooden laminate flooring and a uPVC double glazed window to the front elevation.

The living room enjoys a central feature cast iron, gas fired log burner with a slate hearth, air conditioning unit, continuation of high gloss wooden laminate flooring and uPVC double glazed sliding doors providing access to the patio.

The kitchen has been fitted with a range of wall and base units with a marble effect laminate work surface. Integral appliances to remain include: 'Indesit' electric oven with a 4-ring gas hob and an electric extractor fan over. Space has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, tiled walls, a cupboard housing the wall mounted 'Ideal' combi boiler and a uPVC double glazed window to the rear elevation.

The pantry/utility room has been fitted with a marble effect laminate work surface. Space and plumbing has been provided for freestanding white goods. The pantry/utility further benefits from tiled flooring, two uPVC double glazed windows to the front/rear elevations and a partially

### FIRST FLOOR

The first floor landing enjoys carpeted flooring, an air conditioning unit, a recessed storage cupboard, two obscured uPVC double glazed windows to the front and side elevations and a carpeted staircase leading to the loft room.

Bedroom one is a spacious double bedroom which benefits from carpeted flooring, a range of fitted mirror wardrobes and a uPVC double glazed window to the front elevation.

Bedroom two is another generously sized double bedroom which enjoys laminate wooden flooring and a uPVC double glazed window to the rear elevation.

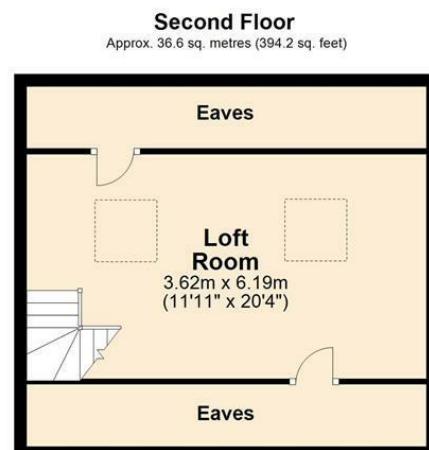
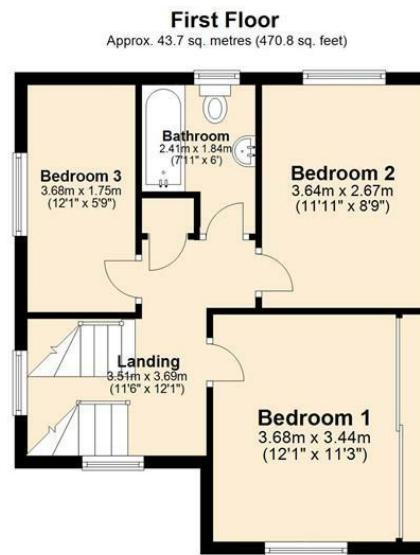
Bedroom three is a spacious single bedroom which enjoys carpeted flooring and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising a 'Whirlpool' style bath with an electric shower over, a feature glass wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the rear elevation.

### SECOND FLOOR

The loft room is a versatile space which enjoys carpeted flooring, recessed ceiling spotlights, two 'Velux' roof lights and doors provide access to eaves providing ample storage.





Total area: approx. 137.0 sq. metres (1474.7 sq. feet)

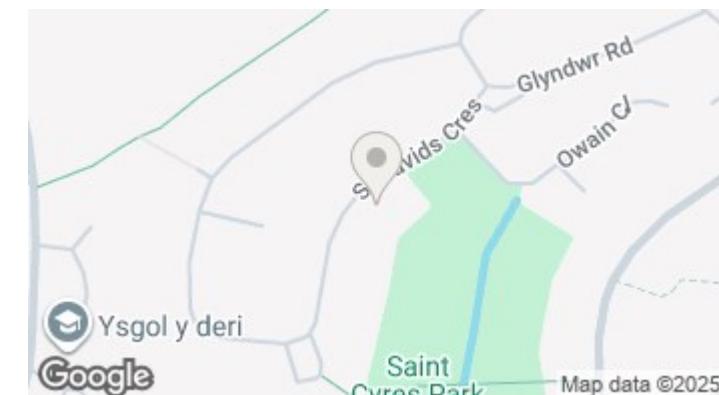
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

## GARDENS AND GROUNDS

139 St. Davids Crescent is approached off the road onto a private driveway providing off-road parking for several vehicles. The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. The beautifully landscaped south west facing rear garden is predominantly laid to lawn and benefits from a pond and a variety of mature shrubs, borders and fruit trees. The large patio area with a pergola over provides ample space for outdoor entertaining and dining.

## SERVICES AND TENURE

All mains services connected. Freehold.  
Council Tax band 'D'.



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



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