



139 St. Davids Crescent
Penarth, CF64 3NB

Watts
& Morgan



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£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 obscured uPVC double glazed door leads to the rear garden.

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.

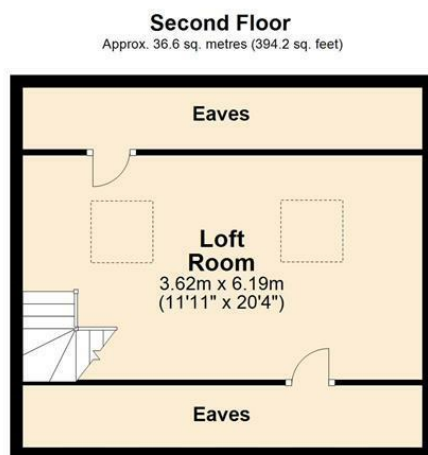
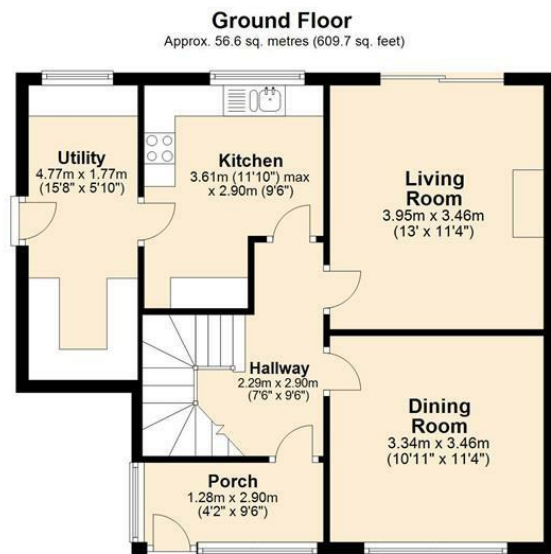
Bedroom three is a spacious single bedroom which enjoys carpeted flooring and a uPVC double glazed window to the side elevation.

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)

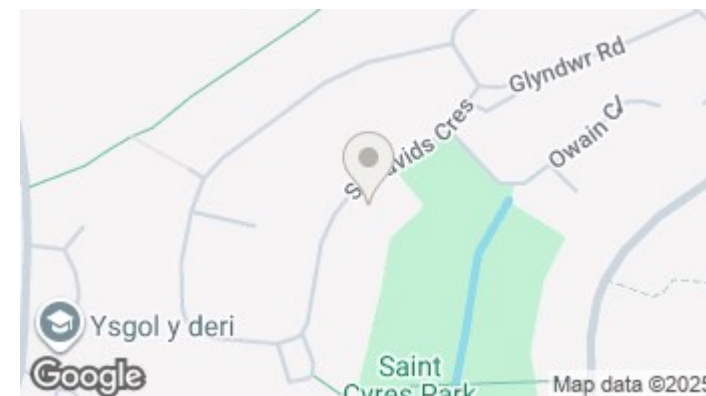
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDENS AND GROUNDS

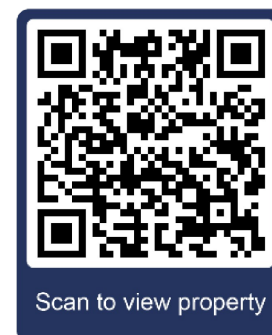
139 St. Davids Crescent is approached off the road onto a private driveway providing off-road parking for several vehicles. The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. The beautifully landscaped south west facing rear garden is predominantly laid 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		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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