



10a Clive Place
Penarth, Vale of Glamorgan, CF64 1AY

Watts
& Morgan



10a Clive Place

Penarth, Vale of Glamorgan, CF64 1AY

£750,000 Freehold

5 Bedrooms | 4 Bathrooms | 2 Reception Rooms

An immaculately presented, five bedroom three-storey family home. Found a short distance to Penarth Seafront and conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment area for Albert Primary and Stanwell Secondary schools. Accommodation briefly comprises; entrance hall, sitting room, open-plan kitchen/dining/living room, utility area and ground floor cloakroom. First floor landing, spacious primary suite with walk-in wardrobe and en-suite, two double bedrooms and a family bathroom. Second floor landing, two further double bedrooms both with en-suites. Externally the property benefits from beautifully landscaped front and rear gardens. A roller shutter door provides access from a rear lane to off-road parking. EPC rating 'TBC'.

Directions

Penarth Town Centre – 0.1 miles

Cardiff City Centre – 3.6 miles

M4 Motorway – 9.5 miles

Your local office: **Penarth**

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Ground Floor

Entered via a composite door leading into a welcoming hallway which enjoys wood effect luxury vinyl tile (LVT) flooring, decorative cornice detailing, a wall mounted alarm system, recessed ceiling spotlights and a carpeted staircase with an understairs storage cupboard leading to the first floor.

The bay-fronted living room enjoys continuation of wood effect LVT flooring, decorative cornice detailing, a ceiling rose and three uPVC double-glazed sash windows to the front elevation. The kitchen/dining/living room is the focal point of the home and benefits from stone tile flooring, recessed ceiling spotlights, two sets of feature uPVC double-glazed windows to the side elevation and a set of double-glazed French doors with double-glazed side panels providing access to the rear garden. The kitchen showcases a range of wall and base units with solid wood work surfaces. Integral appliances to remain include; two electric ovens, a 5-ring gas hob with an extractor fan over, a fridge, a freezer and a dishwasher. The kitchen further benefits from continuation of stone tile flooring, matching solid wood upstands, partially tiled splash-back, a stainless steel bowl and a half sink with a mixer tap over and recessed ceiling spotlights.

The utility area has been fitted with a laminate work surface with space and plumbing provided for freestanding white goods. The utility area enjoys continuation of stone tile flooring, recessed ceiling spotlights and an extractor fan. The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.

First Floor

The first floor landing benefits from carpeted flooring, recessed ceiling spotlights, a carpeted staircase leading to the second floor and two uPVC double-glazed sash windows to the side elevation.

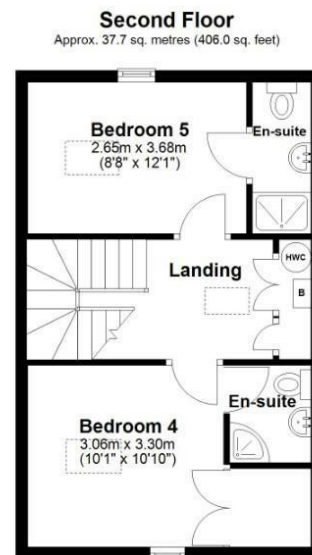
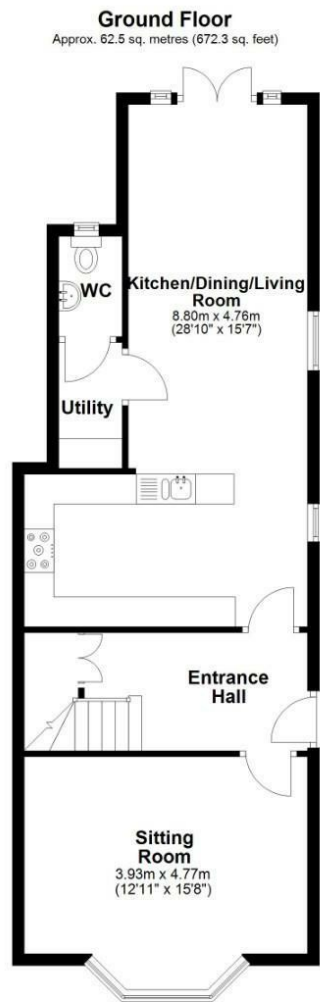
Bedroom one is a spacious double bedroom and enjoys wood effect LVT flooring, decorative cornice detailing, a ceiling rose, a recessed walk-in wardrobe, a bay-window with three uPVC double-glazed sash windows to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from vinyl flooring, partially tiled walls, a wall-mounted chrome towel radiator, a wall-mounted LED mirror, recessed ceiling spotlights and an extractor fan.

Bedroom two is a double bedroom and enjoys wood effect LVT flooring and a uPVC double-glazed window to the rear elevation.

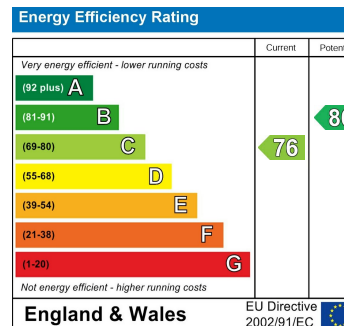
Bedroom three (currently used as a sitting room) enjoys wood effect LVT flooring, a double-glazed rooflight, recessed ceiling spotlights and a set of uPVC double-glazed French doors with a Juliette balcony to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled 'P'-shaped bath with a thermostatic rainfall shower over, a pedestal wash hand basin and a WC. The bathroom offers tiled flooring, partially tiled walls, a wall-mounted chrome towel radiator, an extractor fan, a double-glazed rooflight and an obscure uPVC double-glazed window to the side elevation.





Total area: approx. 158.3 sq. metres (1704.4 sq. feet)



Second Floor

The second floor landing benefits from carpeted flooring, a recessed storage cupboard housing the wall-mounted 'Worcester' boiler and the 'Artison' pressurised hot water cylinder and a double-glazed rooflight. Bedroom four is a further double bedroom enjoying carpeted flooring, a large recessed wardrobe with additional storage behind, recessed ceiling spotlights, a double-glazed rooflight and a uPVC double-glazed sash window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and an extractor fan. Bedroom five is a double bedroom and enjoys carpeted flooring, recessed ceiling spotlights, a double-glazed rooflight and a uPVC double-glazed window to the rear elevation. The en-suite has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The en-suite further benefits from a walk-in shower with a thermostatic shower over, tiled flooring, tiled walls, recessed ceiling spotlights and an extractor fan.

Gardens & Grounds

10a Clive Place is approached off the street onto a block paved path providing access to the property. The landscaped front garden is predominantly laid to lawn. The beautifully landscaped, enclosed rear garden is predominantly laid with patio tiles providing ample space for outdoor entertaining and dining with a variety of mature shrubs, borders and trees. A remote controlled electric roller shutter door provides access from a rear lane onto an area laid with chippings providing off-road parking.

Additional Information

All mains services connected.
Freehold.
Council tax band 'G'.

NB - The property is in a conservation area.



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
[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f_img.jpg\)](#) [!\[\]\(0f31ebba7abcd47777e178db26f29705_img.jpg\)](#) [!\[\]\(63ea948177b1bcc486b2b76d20d5fb69_img.jpg\)](#)

**Watts
& Morgan**