



Oakland Cottage Tower Hill  
Penarth, Vale of Glamorgan, CF64 3BJ

Watts  
& Morgan







# Oakland Cottage Tower Hill

Penarth, Vale of Glamorgan, CF64 3BJ

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**£650,000 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A unique opportunity to purchase, a rarely available three bedroom character cottage situated on Tower Hill. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway.

Accommodation briefly comprises; entrance hall, living room, dining room and kitchen. First floor landing, two double bedrooms, single bedroom and a family bathroom. Externally the property benefits from a low maintenance courtyard style garden. EPC rating 'D'.

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## Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 3.9 miles

M4 Motorway – 10.4 miles

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Your local office: Penarth

T: 02920 712266 (1)

E: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)







## Summary of Accommodation

### Ground Floor

Entered via a solid wooden door into a hallway benefiting from quarry tiled flooring, a recessed storage cupboard housing the wall mounted 'Worcester' combi boiler and a carpeted staircase leading to the first floor.

The living room enjoys exposed wooden floorboards, a central feature open fireplace with a wooden surround and a tiled hearth and a single glazed wooden sash window to the front elevation.

The dining room benefits from quarry tiled flooring, a central feature log burner and a single glazed wooden sash window to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Neff' electric oven/grill and a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from quarry tile flooring, a feature tiled splashback, recessed ceiling spotlights, a bowl and a half stainless steel sink with a mixer tap over, a single glazed wooden sash window to the front elevation, two single glazed wooden windows to the side elevation and a wooden stable door providing access to the garden.

### First Floor

The first floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space and two single glazed wooden sash windows to the front elevation.

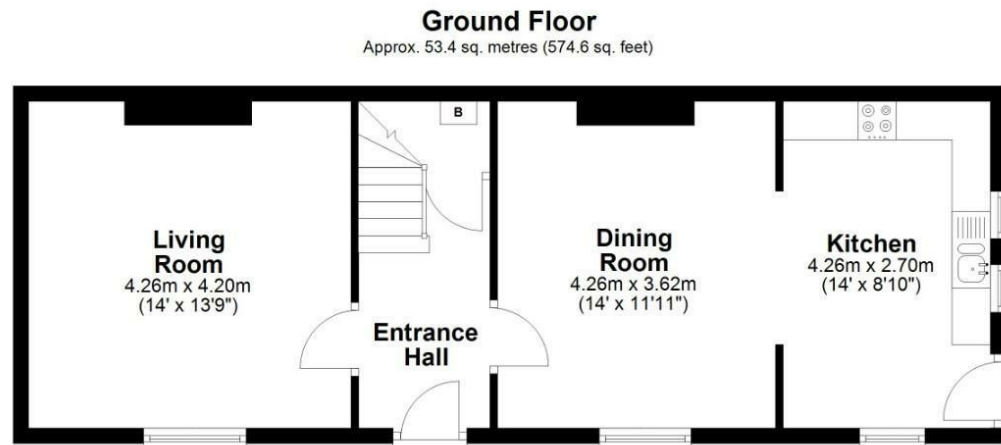
Bedroom one is a spacious double bedroom and benefits from carpeted flooring, exposed wooden beams and a single glazed wooden sash window to the front elevation.

Bedroom two is another double bedroom and enjoys carpeted flooring, a feature fireplace, exposed wooden beams and a single glazed wooden sash window to the front elevation.

Bedroom three, currently used as a study, is a spacious single bedroom and benefits from carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath, a corner shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator.





Total area: approx. 106.2 sq. metres (1142.6 sq. feet)

## Garden & Grounds

Oakland Cottage enjoys a low maintenance courtyard style garden enjoying a variety of mature shrubs and borders and providing ample space for outdoor entertaining and dining. A pedestrian gate provides access onto Tower Hill.

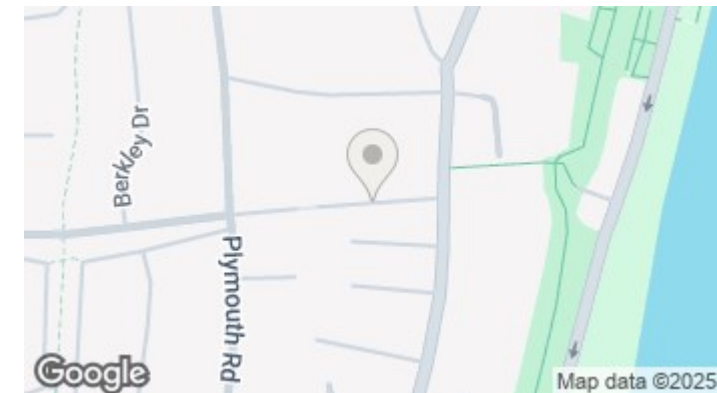
## Additional Information

All mains services connected.

Freehold.

Council tax band 'F'.

NB - The property is in a conservation area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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