



Bowling Green Cottage, Albert Road  
Penarth, CF64 1BX

Watts  
& Morgan



# Bowling Green Cottage, Albert Road

Penarth CF64 1BX

**£250,000 Freehold**

1 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious, charming one bedroom cottage overlooking Bell Vue Park situated in the heart of Penarth Town Centre. Conveniently located to local amenities, travel links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: living room, kitchen/breakfast room, a spacious double bedroom and a bathroom. Externally the property benefits from off-road parking and a courtyard style front garden. EPC Rating: 'E'.

## Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 3.7 miles

M4 Motorway – 9.8 miles

Your local office: Penarth

T: 02920 712266 (1)

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







## Summary of Accommodation

Entered via a partially obscured glazed wooden door into the living room benefiting from slate tiled flooring, central feature exposed stone fireplace, double glazed hardwood window to the front elevation and single glazed wooden French doors provide access to the front garden.

The kitchen has been fitted with a range of wall and base units with marble effect laminate work surface. Integral appliances to remain include: an electric oven, a 'Lamona' 4-ring gas hob with an extractor fan over and a 'Lamona' washing machine. Space has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, Perspex splashback, recessed ceiling spotlights, double glazed hardwood window to the front elevation and a partially glazed wooden door providing access to the front elevation.

A wooden door from the living room provides access to a carpeted staircase leading to the bedroom. The spacious double bedroom enjoys carpeted flooring, a range of fitted wardrobes housing a '124' combi boiler and two double glazed hardwood windows to the front elevation providing elevated views over Bell Vue Park.

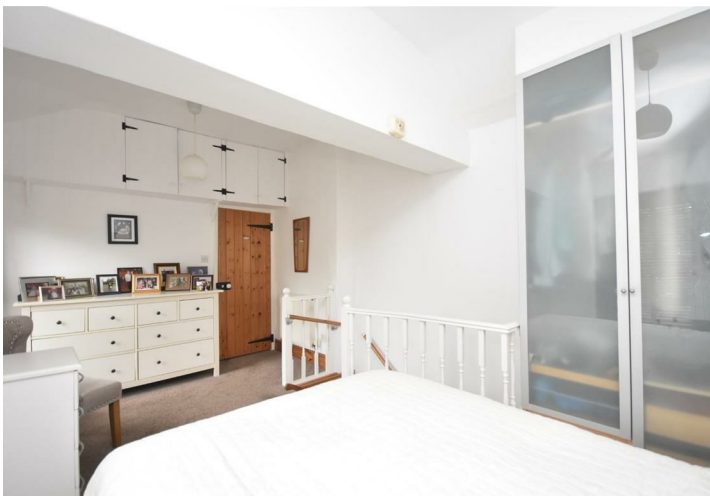
The bathroom has been fitted with a 3-piece white suite comprising: a corner shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring and an obscured double glazed hardwood window to the front elevation.

## GARDEN & GROUNDS

Bowling Green Cottage is approached off the road via double wooden gates onto a concrete driveway providing off-road parking. The front courtyard garden is predominantly laid with chippings with a variety of mature trees, shrubs and borders. A patio area provides ample space for outdoor entertaining and dining. The property further benefits from a car port providing outdoor storage facilities or possible conversion (subject to consent).

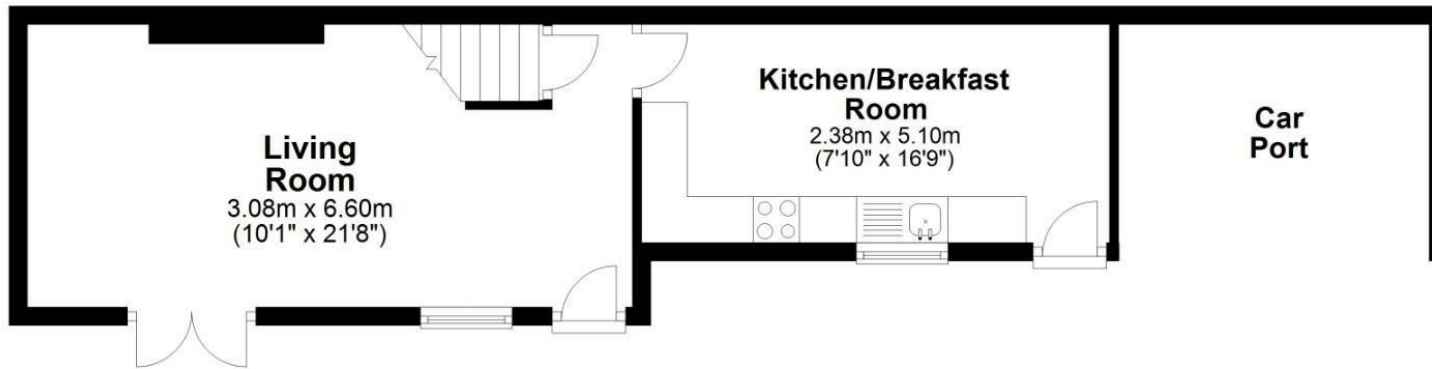
## ADDITIONAL INFORMATION

All mains services connected. Freehold.  
Council Tax Band: D



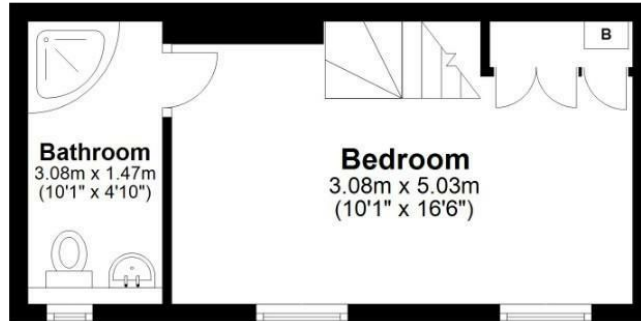
## Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



## First Floor

Approx. 20.3 sq. metres (218.7 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

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

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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 