



8 Church Place South  
Penarth, Vale of Glamorgan, CF64 1BA

Watts  
& Morgan



## 8 Church Place South

Penarth, Vale of Glamorgan, CF64 1BA

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**£1,150,000 Freehold**

6 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A spacious and versatile, arts and craft inspired, six bedroom semi-detached family home enjoying spectacular elevated views. Renovated and extended by its current owners to boast over 2800sq.ft. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hall, living room, dining room, open plan kitchen/breakfast room with large pantry, sitting room, utility room, downstairs shower room. First floor landing, spacious primary bedroom with walk-in dressing room and en-suite, two further double bedrooms, single bedroom and a family bathroom. Second floor landing and two further double bedrooms. Externally the property benefits from an 'in & out' driveway providing off-road parking for several vehicles, beautifully landscaped, mature front and rear gardens and a detached single garage with rear lane access.

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### Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 3.9 miles

M4 Motorway – 10.0 miles

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## Ground Floor

Entered via a partially stained glass wooden door with a stained glass panel above into a porch with a single glazed stained glass window to the side elevation. A second glazed wooden door leads into a hallway benefiting from solid wood flooring, a range of fitted storage units, a uPVC double glazed window to the front elevation and a carpeted staircase leading to the first floor with an under-stair storage cupboard.

The spacious living room enjoys continuation of solid wood flooring, two feature exposed brick open working fireplaces, a range of fitted storage units and a uPVC double glazed window to the front elevation.

The open plan kitchen/dining room benefits from solid wood flooring and a set of uPVC double glazed sliding doors providing access onto the terrace. The kitchen has been fitted with a range of base units with solid wood work surfaces.

Integral appliances to remain include an 'AEG' electric oven, electric 'AEG' hob and a 'Zanussi' combination microwave and an electric 'Esse' range cooker (available via separate negotiation). Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from partially tiled splashback, recessed ceiling spotlights, feature pendant lighting, a large walk in pantry and two uPVC double glazed windows to the front elevation.

The sitting room enjoys carpeted flooring, a central feature open working fireplace with an arts and crafts style copper insert and two uPVC double glazed windows to the rear elevation.

The dining room benefits from carpeted flooring, a feature log burner with a slate hearth, a range of fitted storage units, a cupboard housing the wall mounted 'Worcester' combi boiler, a uPVC double glazed window to the side elevation, feature uPVC double glazed windows to the rear elevation overlooking the garden and a roof lantern.

The utility room has been fitted with a range of base units with solid wood work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from quarry tiled flooring, a Belfast sink with a mixer tap over, uPVC double glazed windows to the front and rear elevations and a wooden door providing access to the side return.

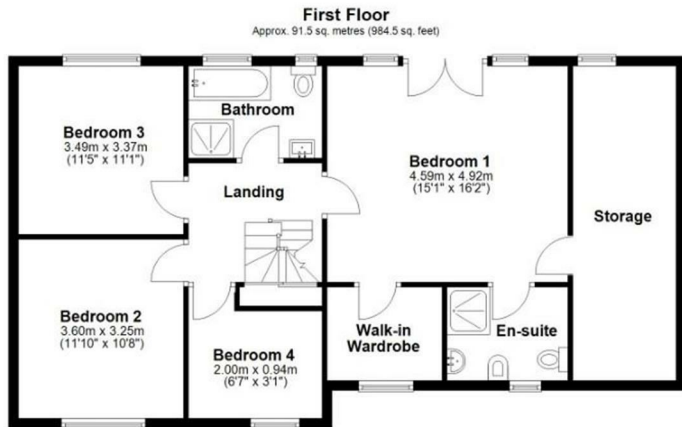
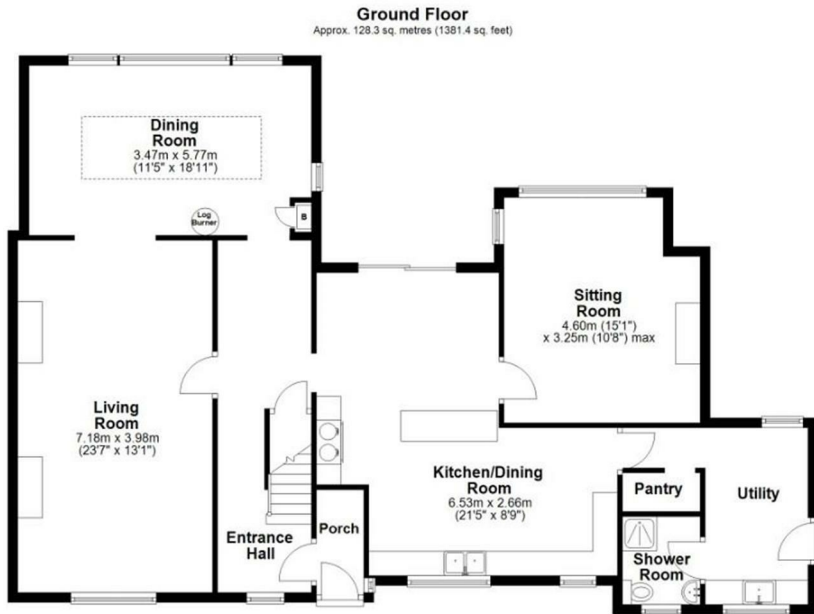
The shower room serving the downstairs accommodation has been fitted with a 3-piece suite comprising; a shower cubicle, a wash hand basin and a WC. The shower room further benefits from tiled flooring and a uPVC double glazed window to the front elevation.

## First Floor

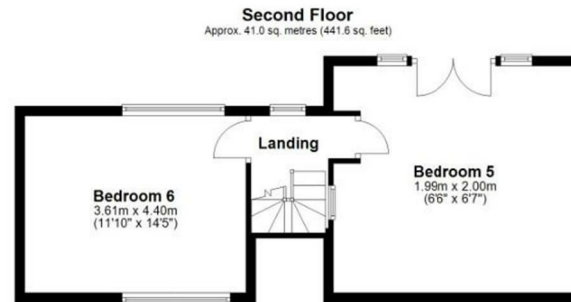
The first floor landing benefits from carpeted flooring and a carpeted staircase leading to the second floor.

The primary bedroom is a spacious double bedroom benefiting from carpeted flooring, a large recessed storage cupboard, a walk-in dressing room with fitted units/rails and uPVC double glazed windows to the rear elevation with double glazed French doors and a Juliette balcony providing spectacular elevated views. The en-suite has been fitted with a 4-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a WC, a bidet and wash-hand basin set within a vanity unit. The en-suite further benefits from marble tile flooring with underfloor heating, partially tiled walls, an extractor fan, a wall mounted chrome towel radiator and a uPVC double glazed window to the front elevation.





Total area: approx. 260.8 sq. metres (2807.4 sq. feet)



Bedroom two is another spacious double bedroom benefiting from carpeted flooring, a range of fitted storage units and a uPVC double glazed window to the front elevation. Bedroom three is a double bedroom and benefits from carpeted flooring, a range of fitted storage units and a uPVC double glazed window to the rear elevation. Bedroom four, currently used as a home study, enjoys carpeted flooring and uPVC double glazed window to the front elevation. The family bathroom has been fitted with a 4-piece white suite comprising; a roll top bath with a hand-held shower attachment, a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring with under-floor heating, tiled walls, a wall mounted chrome towel radiator and two uPVC double glazed windows to the rear elevation.

### Second Floor

The second floor landing benefits from carpeted flooring, range of fitted storage units and a uPVC double glazed window to the rear elevation. Bedroom five is another spacious double bedroom and enjoys carpeted flooring, access to eaves storage, uPVC double glazed windows to the rear elevation with a set of uPVC double glazed French doors and a Juliette balcony providing further spectacular sea views and views over Penarth and beyond. Bedroom six is a further double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, access to eaves storage and uPVC double glazed windows to the rear elevation providing further elevated views and a uPVC double glazed window to the front elevation enjoying views over St Augustine's Church, Cardiff Bay and beyond.

### Gardens & Grounds

8 Church Place South is approached off the road onto a sweeping 'in & out' driveway accessed via two wooden gates, providing off-road parking for several vehicles. A path accessed beneath a wooden pergola provides access to the property. The front garden enjoys a variety of mature shrubs and borders. The private and enclosed, beautifully landscaped mature rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. Two patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from a pond, a vegetable plot, a large storage shed located beneath the property, a detached garage with possibility for development and a pedestrian gate providing access onto Jubilee Lane.

### Additional Information

All mains services connected.  
Freehold.  
Council tax band 'G'.  
EPC rating 'TBC'.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

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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