



32 Paget Road  
Penarth, Vale Of Glamorgan, CF64 1DS

Watts  
& Morgan





# 32 Paget Road

Penarth, Vale Of Glamorgan, CF64 1DS

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**£365,000 Freehold**

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Watts & Morgan are pleased to present this immaculately presented, refurbished spacious three double bedroom terrace property which provides easy access to Penarth town centre, Cardiff Bay and the M4 link. The accommodation briefly comprises; entrance porch, hallway, open plan kitchen/dining room, living room and sitting room. First floor landing, master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Externally the property enjoys a low maintenance enclosed courtyard garden. Being sold with no onward chain. EPC Rating: 'D'.

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## Directions

Penarth Town Centre – 0.7 miles

Cardiff City Centre – 3.6 miles

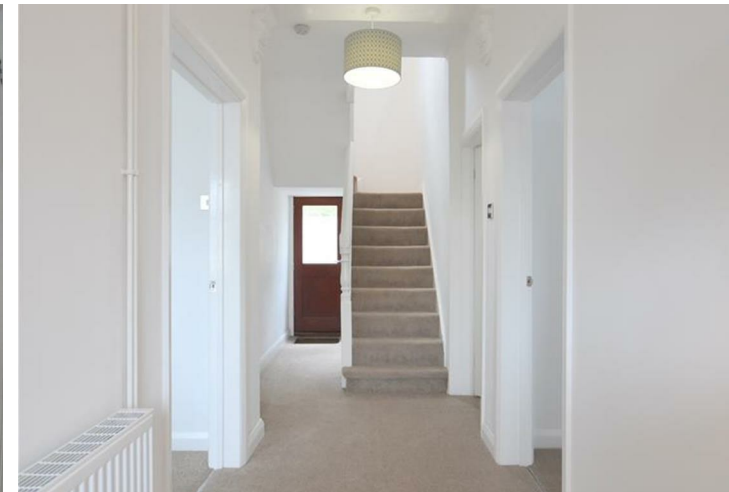
M4 Motorway – 9.8 miles

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## Summary of Accommodation

### Ground Floor

Entered through a solid wood obscured glazed panelled door. The porch/hallway benefit from carpeted flooring and decorative coved ceilings. The entrance hall further benefits from a carpeted staircase leading to the first floor landing and a wooden glazed door providing access to the rear garden.

The dual aspect open plan kitchen/dining room is the focal point of the home. The dining room benefits from continuation of carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window to the front elevation. The kitchen showcases stylish wall and base units with roll top laminate work surfaces. Integral 'Neue' appliances to remain include a electric oven, a 4-ring electric hob with extractor hood over and dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, recessed ceiling spotlights, uPVC double glazed window to the rear elevation.

Living room which is located to the front of the property enjoys continuation of carpeted flooring and uPVC double glazed window to the front elevation.

The sitting room located to the rear of the property benefits from a central feature chimney breast, uPVC double glazed window to the rear elevation and carpeted flooring.

### First Floor

The first floor landing enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The spacious master bedroom is located to the front of the property and enjoys a uPVC double glazed window providing views over Cardiff Bay. The master bedroom further benefits from an en-suite shower room which has been fitted with a modern 3-piece white suite comprising a shower cubicle with thermostatic shower, pedestal wash-hand basin a WC.

Bedrooms two and three are both further double bedroom which enjoys uPVC double glazed windows and carpeted flooring. Bedroom three also houses the 'Worcester' gas combi boiler.

The family bathroom showcases a stylish 3-piece white suite comprising a 'P'-shaped bath with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further offers tiled walls/flooring, recessed ceiling spotlights and two obscured uPVC double glazed window to the rear elevation.



Garden & Grounds

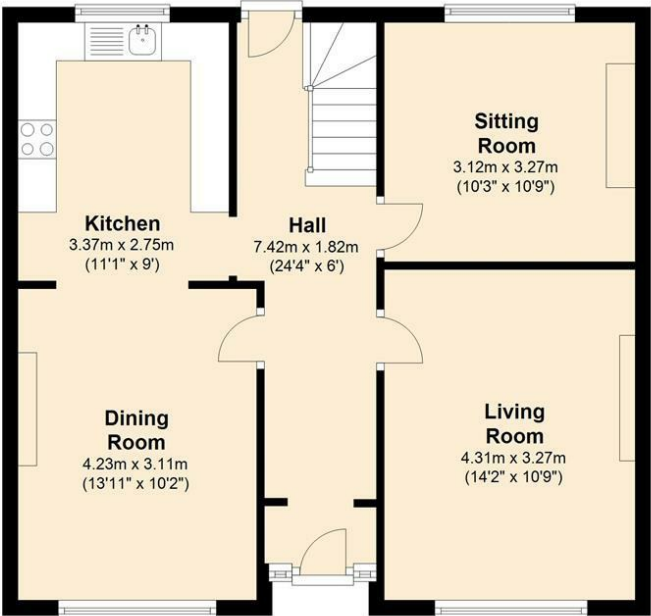
To the rear of the property is an enclosed courtyard garden with pedestrian access to the rear lane.

Additional Information

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

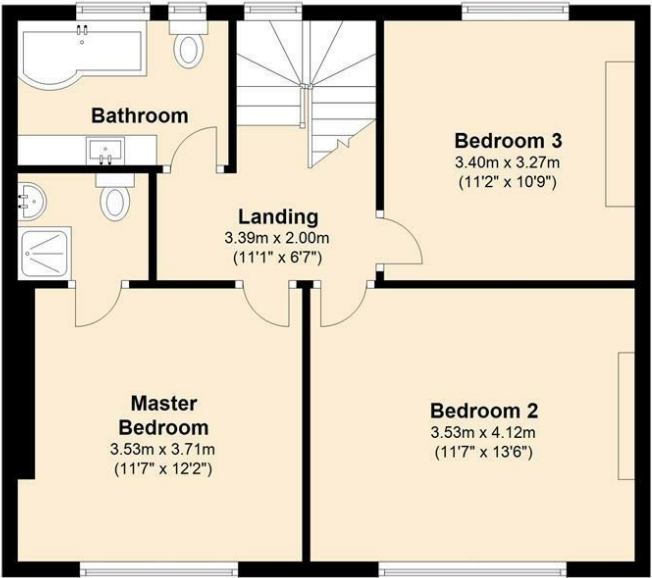
Ground Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



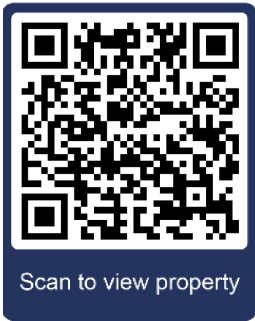
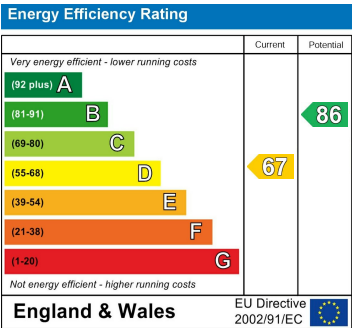
First Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



Total area: approx. 116.6 sq. metres (1255.1 sq. feet)

Plan produced by Watts & Morgan LLP. The total area includes the garage.  
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.





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