



21 Ivy Street  
Penarth, Vale of Glamorgan, CF64 2TY

Watts  
& Morgan



# 21 Ivy Street

Penarth, Vale of Glamorgan, CF64 2TY

**£425,000 Freehold**

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

A four bedroom, mid-terrace period property located a short walk from Penarth Town Centre. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, dining room, kitchen/breakfast room and ground floor cloakroom. First floor landing; three double bedrooms and a family bathroom. A fourth bedroom located on the second floor. Externally the property benefits from low maintenance front and rear gardens. Being sold with no onward chain. EPC rating; 'TBC'.



## Directions

Penarth Town Centre – 0.4 miles  
Cardiff City Centre – 3.6 miles  
M4 Motorway – 10.2 miles



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## Summary of Accommodation

### GROUND FLOOR

Entered via a partially glazed uPVC door into a porch enjoying original tiled flooring, partially tiled walls and decorative mouldings. A second obscure uPVC double-glazed door leads into a welcoming hallway enjoying laminate wood flooring, decorative mouldings, a decorative arch and a carpeted staircase leading to the first floor with an under-stair storage cupboard.

The bay-fronted living room enjoys continuation of laminate wood flooring, a central feature electric fireplace, decorative mouldings and uPVC double-glazed windows to the front elevation.

The dining room benefits from continuation of laminate wood flooring, decorative mouldings and a uPVC double-glazed door with a glazed side panel providing access to the side return.

The kitchen/breakfast room enjoys tiled flooring, recessed ceiling spotlights, a uPVC double-glazed window to the side elevation, a uPVC double-glazed window to the rear elevation and an obscure uPVC double-glazed door providing access to the rear garden. 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 'Hotpoint' electric oven/grill and a 'Lamona' 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from partially tiled splash-back and an extractor fan.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from tiled flooring, partially tiled walls and an extractor fan.

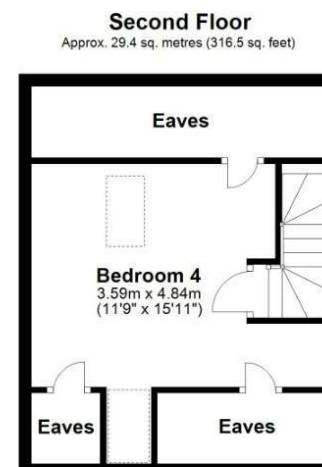
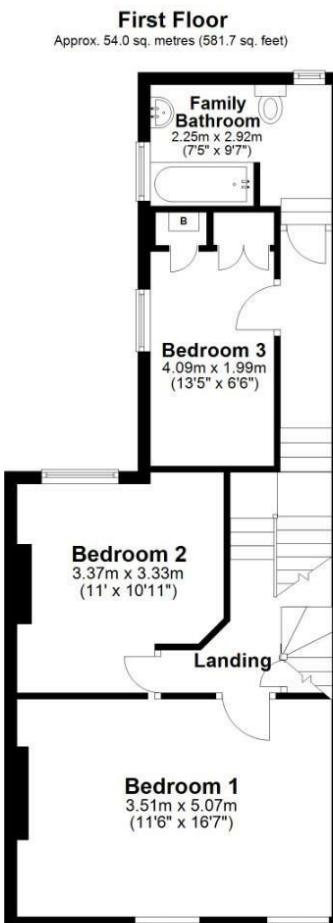
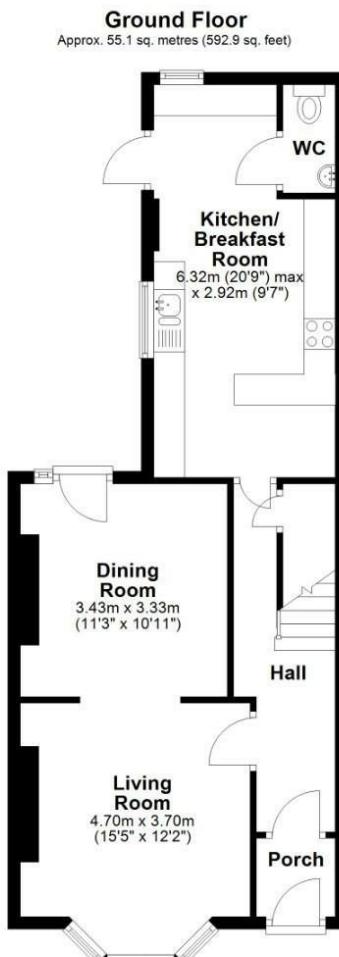
### FIRST FLOOR

The split-level first floor landing benefits from carpeted flooring and a carpeted staircase leading to the second floor. Bedroom one is a spacious double bedroom and enjoys laminate wood flooring and two uPVC double-glazed windows to the front elevation.

Bedroom two is a double bedroom benefitting from carpeted flooring and a uPVC double-glazed window to the rear elevation.

Bedroom three is another double bedroom enjoying carpeted flooring, a range of fitted wardrobes, a storage cupboard housing the wall-mounted 'Worcester' combi boiler and an obscure uPVC double-glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls, an extractor fan and two obscure uPVC double-glazed windows to the side/rear elevations.



Total area: approx. 138.5 sq. metres (1491.2 sq. feet)

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

## SECOND FLOOR

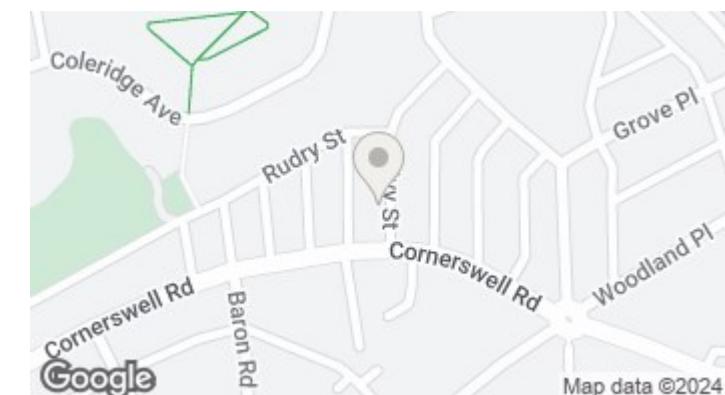
Bedroom four, located on the second floor, benefits from laminate wood flooring, three hatches providing access to eaves storage and two double-glazed roof lights.

## GARDENS AND GROUNDS

21 Ivy Street is approached off the road onto a low maintenance, courtyard style front garden. The private and enclosed rear garden enjoys a variety of mature shrubs and borders and provides ample space for outdoor entertaining and dining. The rear garden further benefits from a pedestrian gate providing rear lane access.

## ADDITIONAL INFORMATION

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



## Energy Efficiency Rating

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



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