



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

Watts
& Morgan



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£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

Your local office: Penarth

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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

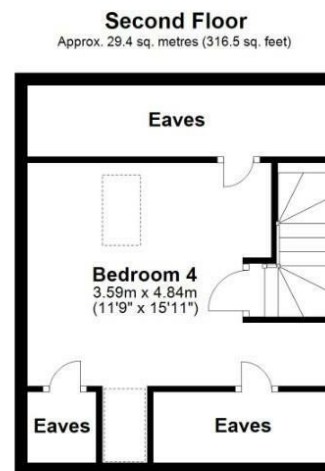
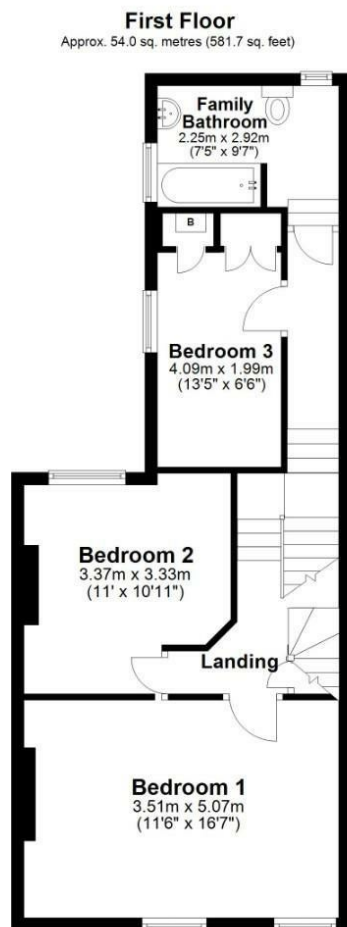
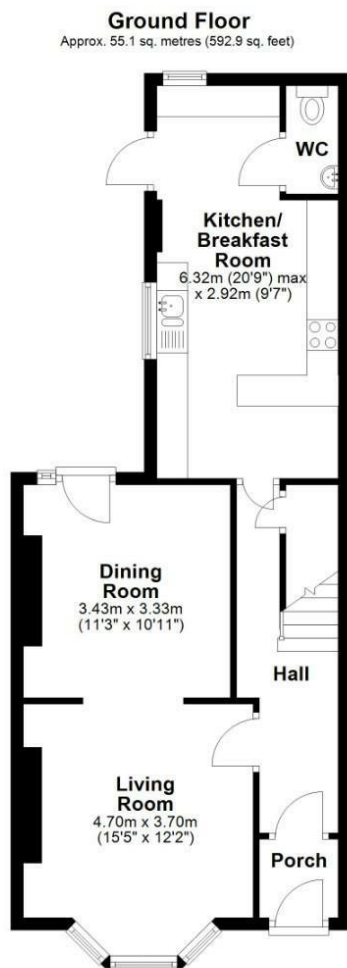
The split-level first floor landing benefits from carpeted flooring and a carpeted staircase leading to the second floor. Bedroom one is a spacious double bedroom and enjoys laminate wood flooring and two uPVC double-glazed windows to the front elevation.

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

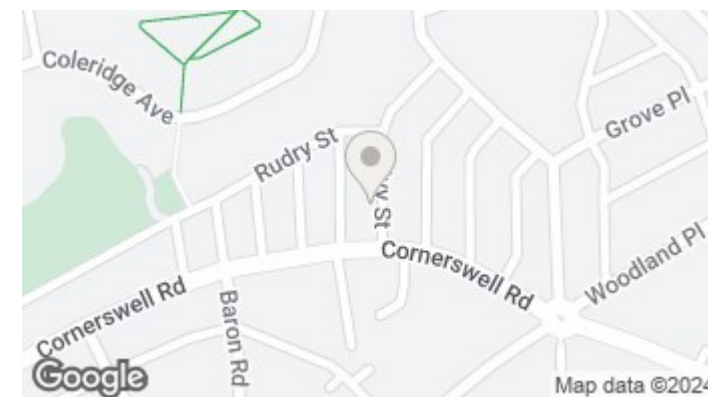
Bedroom four, located on the second floor, benefits from laminate wood flooring, three hatches providing access to eaves storage and two double-glazed roof lights.

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 | | |



Scan to view property

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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